



Colliers

4511 Glenmore Trail SE, Bay 55

Industrial Condo with Exposure to Glenmore Trail **for sale**

±3,856 square foot warehouse and office space with quick access to Glenmore, Stoney, Barlow & Deerfoot Trail

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Property Overview

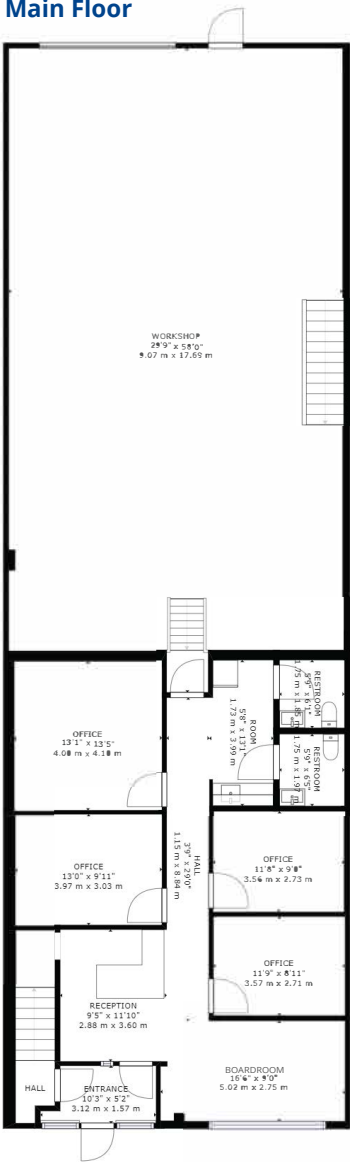
District	South Foothills
Zoning	I-G (Industrial General)
Main Floor Office Area	± 1,348 SF
Warehouse Area	± 1,570 SF
Mezzanine	± 938 SF
Total Area	± 3,856 SF
Condo Plan Area Main Floor Only	2,918 SF
Ceiling Height	30' - 31'11" clear
Loading	1 (12' W x 14' H) Drive-in door
Power	225 Amps (To Be Verified)
Asking Price	\$675,000 (\$230 PSF on main floor only)
Property Taxes	\$16,974.17 (2021)
Condo Fees	\$450.37 / month (2022)
Availability	Negotiable

- Features**
- Sump drain in warehouse
 - Fully sprinklered
 - Rooftop HVAC in office area
 - Exceptional exposure & signage to Glenmore Trail SE
 - Reception area, large boardroom, 4 private offices, kitchenette, and 2 bathrooms
 - Mezzanine area for future office expansion or additional warehouse
 - Quick access to Glenmore, Barlow, Stoney & Deerfoot Trail

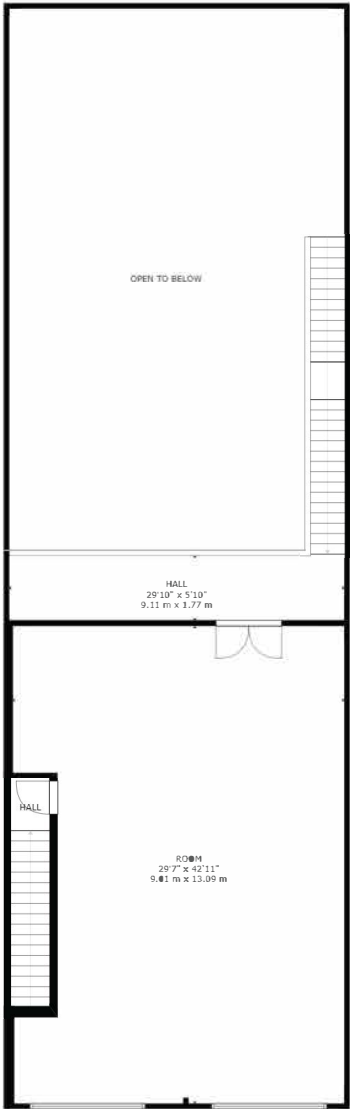
Floor Plan

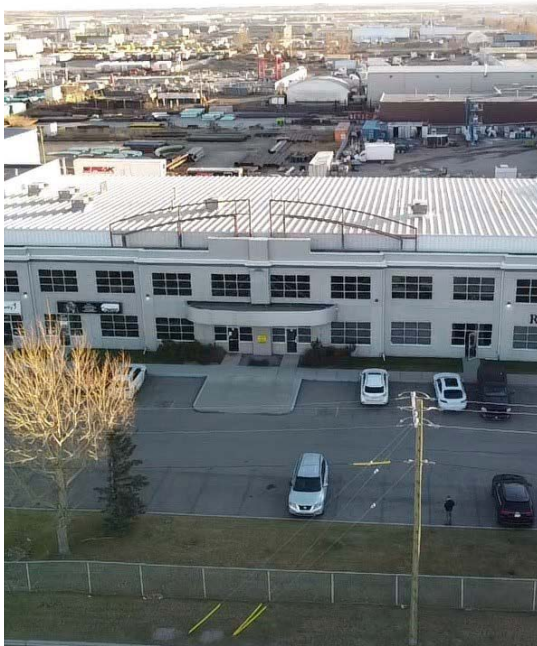


Main Floor



Mezzanine







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