

INDUSTRIAL CONDO BAY  
// 4,273 SF

# FOR SALE

240040 Frontier Pl SE, Unit 8, Rocky View, AB



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**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors

# PROPERTY HIGHLIGHTS



CDN Global Commercial Real Estate Advisors is pleased to present this highly upgraded Industrial condominium. The Unit is fully developed with 5 Offices, 2 full bathrooms, a large kitchen & lunch room and a sizable warehouse with radiant heating and a 16'H X 16'W overhead door. The property has ample space behind the unit to accommodate larger trucks and sea cans. This unit is also "Smart" wired with CAT 5 for fully functional automation including LED Lighting, Heating and Air Conditioning, security, cameras, television, blinds. All electronic equipment and televisions are available for a negotiated additional price.

## PROPERTY OVERVIEW

|                                  |                             |
|----------------------------------|-----------------------------|
| <b>Address:</b>                  | 240040 Frontier Pl, Unit 8  |
| <b>District:</b>                 | Shepard Industrial          |
| <b>Zoning:</b>                   | Industrial General (I-G)    |
| <b>Year Built:</b>               | 2008                        |
| <b>Warehouse:</b>                | 1,464 SF                    |
| <b>Office (lower):</b>           | 1,388 SF                    |
| <b>Office (upper):</b>           | <u>1,421 SF</u>             |
| <b>Total Square Footage:</b>     | 4,273 SF                    |
| <b>Clear Height:</b>             | 22' (warehouse)             |
| <b>Loading:</b>                  | 1 Drive-in (16'w x 16'h)    |
| <b>Power:</b>                    | 200 Amps 120/208<br>3-phase |
| <b>Sale Price:</b>               | \$978,000.00                |
| <b>Condo Fees (est. 2024):</b>   | \$2.05 PSF (\$731.28/mn)    |
| <b>Property Tax (est. 2024):</b> | \$1.63 PSF (\$580.79/mn)    |
| <b>Availability:</b>             | 30 days - Negotiable        |





# INTERIOR FEATURES // 240040 Frontier Pl, Unit 8





# LOCATION



## Drive Times:

**Peigan Tr SE/201:** 3 minutes

**52 St. SE:** 6 minutes

**Stoney Trail:** 7 minutes

**Glenmore Trail:** 8 minutes

**Deerfoot Trail:** 11 minutes

**Calgary Airport:** 25 minutes

**Trans Canada Hwy:** 30 minutes

Peigan Trl SE

240040 Frontier Pl

Frontier Road

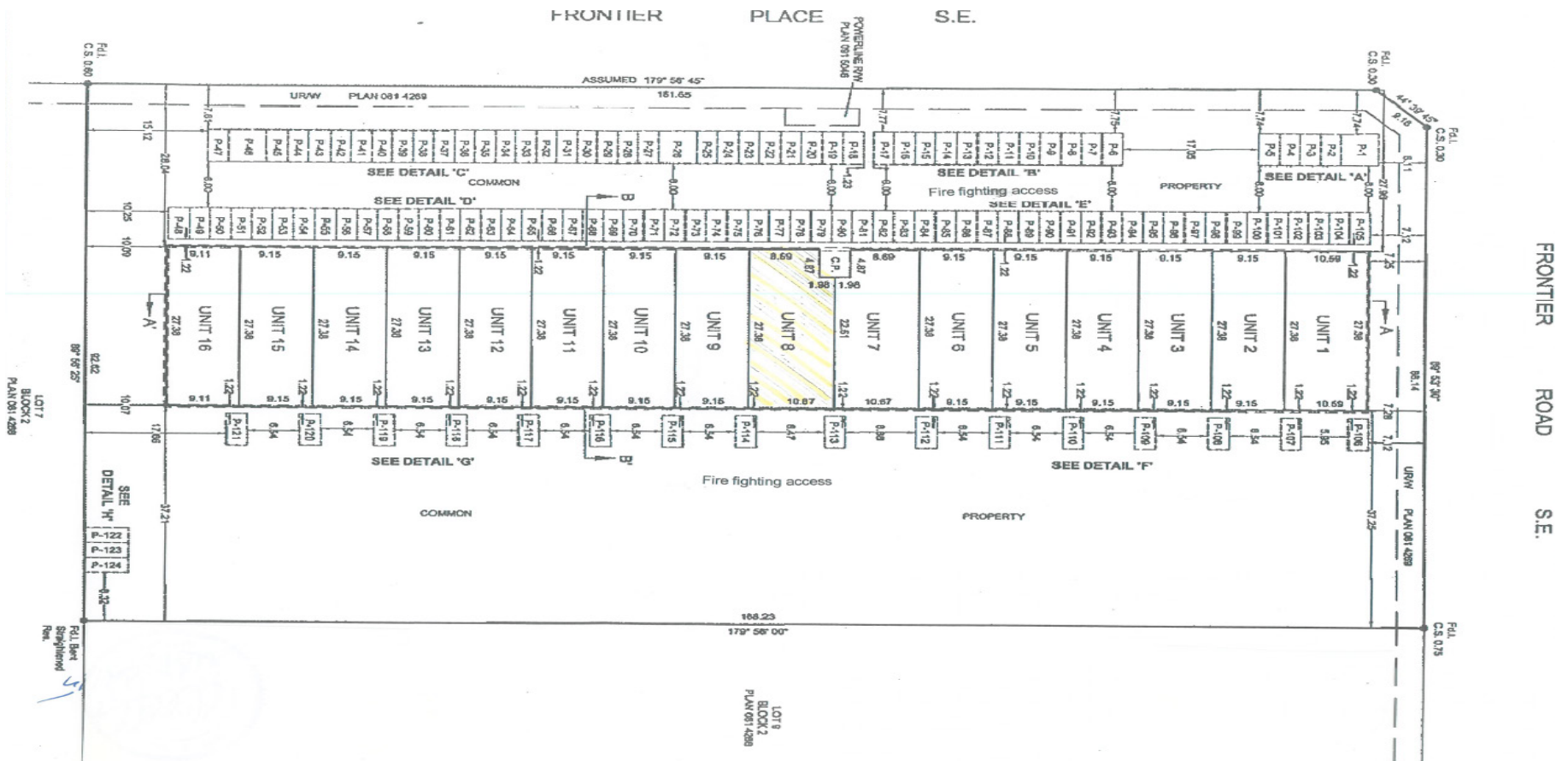
Stoney Trl SE/Hwy 201

84 Street SE

Range Rd 285

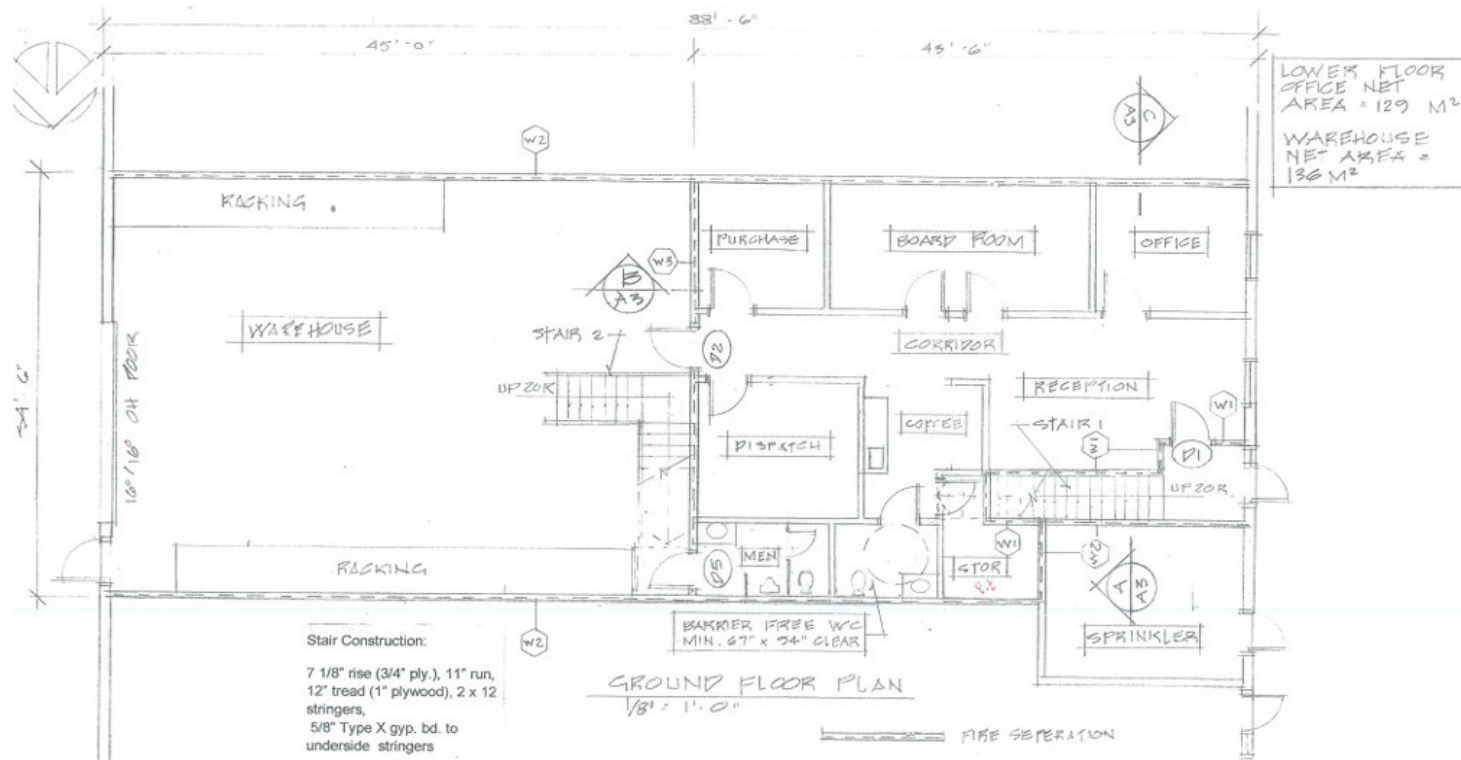
Township Rd 240 >>

# SITE PLANS // 240040 Frontier Pl, Unit 8



Total floor plan area is 4,273 sq ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

# FLOOR PLANS // 240040 Frontier Pl, Unit 8

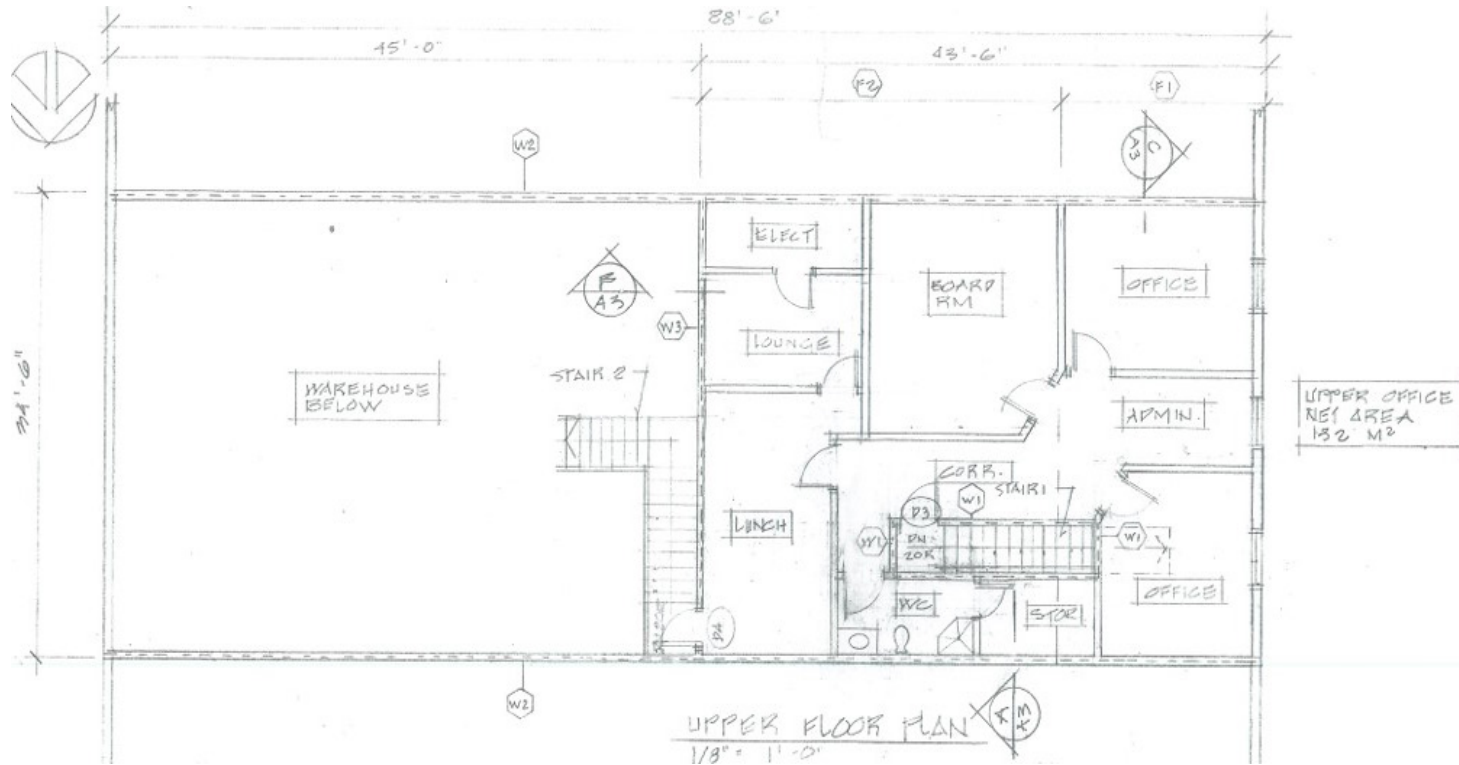


## Lower Floor

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# FLOOR PLANS // 240040 Frontier Pl, Unit 8



## Upper Office

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