CENTRALLY LOCATED SMALL CONDO WITH DOCK LOADING



FOR SALE524 CLEVELAND CRESCENT SE, UNIT 1CALGARY AB

Leading Agent | Jason Natale Senior Associate

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FOR SALE | BUILDING HIGHLIGHTS

ADDRESS 524 Cleveland Road SE, Unit 1

UNIT SIZE 2,238 SF

SALE PRICE \$479,900.00

\$479,900.00 CONDO FEES

\$600.00 per month

PROPERTY TAXES \$748.38/month (TBV)

CLEAR HEIGHT 14 Ft Clear to the Truss **DISTRICT** Manchester Industrial

ZONING Industrial General (I-G)

PARKING TBV

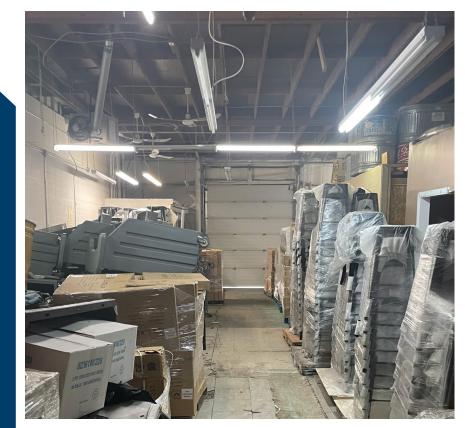
LOADING 1 Dock Door (10'x11')

POWER 100 Amps (TBV)

AVAILABILITY 60 Days Notice

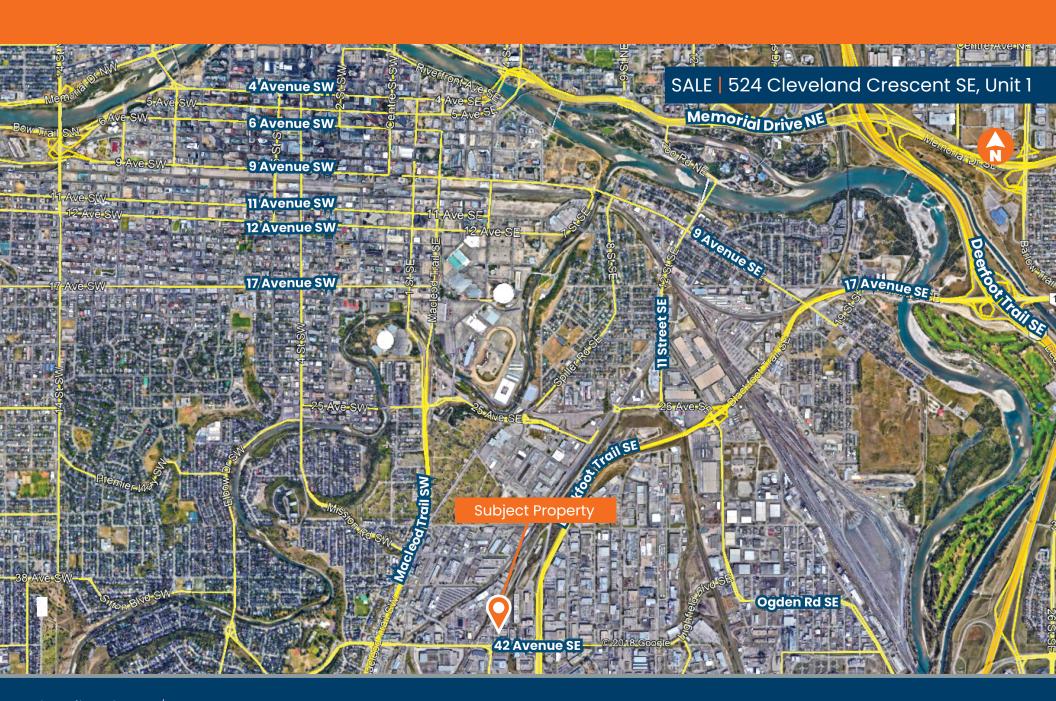
COMMENTS

- Rare centrally located industrial condo opportunity located in Manchester Industrial.
- Condo unit offers one (1) washroom.
- Exterior of building recently updated.
- 850 meters from 39th Avenue SE C-Train Station.
- Property is located near all manner of amenities.
- Location offers quick access to Macleod Trail, Blackfoot Trail, 42nd Avenue SE and Downtown Calgary.









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