

# CENTRALLY LOCATED SMALL CONDO WITH DOCK LOADING



## FOR SALE

524 CLEVELAND CRESCENT SE, UNIT 1  
CALGARY AB

Leading Agent |

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## BUILDING HIGHLIGHTS

### ADDRESS

524 Cleveland Road SE, Unit 1

### UNIT SIZE

2,238 SF

### SALE PRICE

\$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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