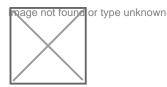


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **113, 4412 9 STREET SE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 30020

MLS ID: A2207421

\$1,400,000



- **BENNETT EDWARDSON**
- **2** (403) 973-0238
- Manchester Properties Inc.
- **403-212-5375**
- 113, 4412 9 Street SE, Calgary , Alberta T2G3C9

**Transaction Type**Days On Market

Zoning

For Sale

154

I-G

SubdivisionBuilding TypeYear BuiltHighfieldCondo Complex2023

Structure Type Property Type Property Sub Type

Warehouse Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

2411148 4000.00 371.61

Inclusions Restrictions Reports

N/A Call Lister Condo/Strata Bylaws,Floor Plans,Title

The 'Titanium' is the ONLY 4,000 Sq. Ft. Garage Condo in phase one of Element 42 Garages, a state of the art, centrally located complex only 10 minutes from downtown. The Element 42 Garages is where luxury meets imagination. This development is thoughtfully designed and built to combine passive building construction, functionality, security and aesthetics. All units at this condo development are customizable bays that can accommodate secure storage, luxurious sanctuary ,entertainment hubs for personal use . subject to condo board approval some business may be permitted to operate from the facility (subject to condo bylaws). The complex has a common area amenity space for entertaining which is outfitted with a kitchen including custom millwork, fridge, dishwasher, microwaves and more. There is also a fully functional interior wash bay for the exclusive use of the unit owners. Each unit features a clear ceiling height of 22.5 feet, Sprinklered Fire Suppression, a 14 ft x 14 ft electric overhead door, sewer connection, water connection, 100 Amp Sub Panel, Unit heater, exterior windows for natural light in a secured facility with an electric gate exclusive for the owners 24/7 access. If you are looking for a secure condo bay to store your collection or cars, motorcycles, tools, other valuable items, select small business activities in a secure location, OR just a cool bay in a great location to customize for yourself – the element 42 Garages are ideal for you!

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