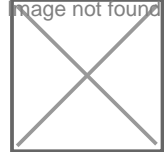


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 155, 4412 9 STREET SE FOR SALE

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Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
33721

**MLS ID:**  
A2281343

**\$468,750**



 **BENNETT EDWARDSON**  
 (403) 973-0238

 Manchester Properties Inc.  
 403-212-5375

 155, 4412 9 Street SE, Calgary , Alberta T2G3C9

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 59	<b>Zoning</b> I-G
<b>Subdivision</b> Highfield	<b>Building Type</b> Condo Complex	<b>Year Built</b> 2025
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 2411148	<b>Building Area (Sq. Ft.)</b> 1250.00	<b>Building Area (Sq. M.)</b> 116.13
<b>Access to Property</b> Accessible to Major Traffic Route	<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister

#### Reports

Building Plans,Condo/Strata  
Bylaws,Title

This 1,250 Sq. Ft. "Carbon" Unit is in Phase II of the Element 42 Premium Garages – a brand-new, high end, centrally located warehouse condominium 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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