

PEGASUS INDUSTRIAL CONDO for SALE

2221 PEGASUS WAY NE CALGARY



- prime industrial/retail condo bay... warehouse/showroom/office...
- convenient ne location close to McKnight blvd and 19 st ne
- precast concrete panel construction, unit heaters and rooftop hvac
- main floor... 2900 sf, mezzanine... 1100 sf, total floor area... 4000 sf
- main floor.. 1800 sf shop/warehouse, 1100 sf office/utility/storage
- mezzanine... 1100 sf office, staff lunch room, storage, hardwood floor
- 20' ceiling height, 12' x 14' rear overhead door, 500 amp power
- fenced common area rear yard with locking gates in both driveways
- generous parking front and back plus visitor stalls and street parking
- lease option - 4000 sf @ \$11 per sf net, available nov 1, 2021
- asking price: \$699,000 (\$175/sf)

CONTACT:

Houston Realty

Charles Russell

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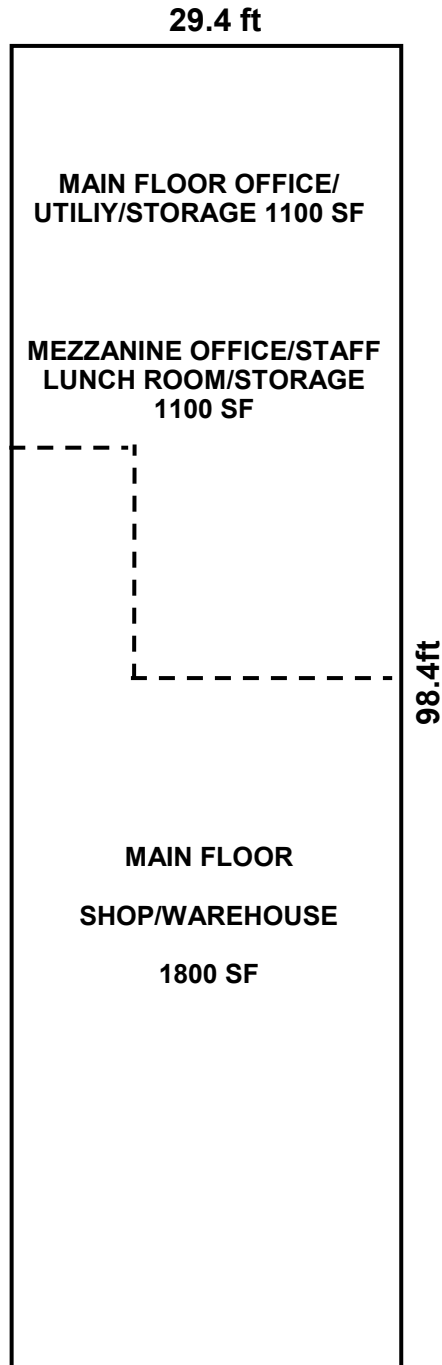
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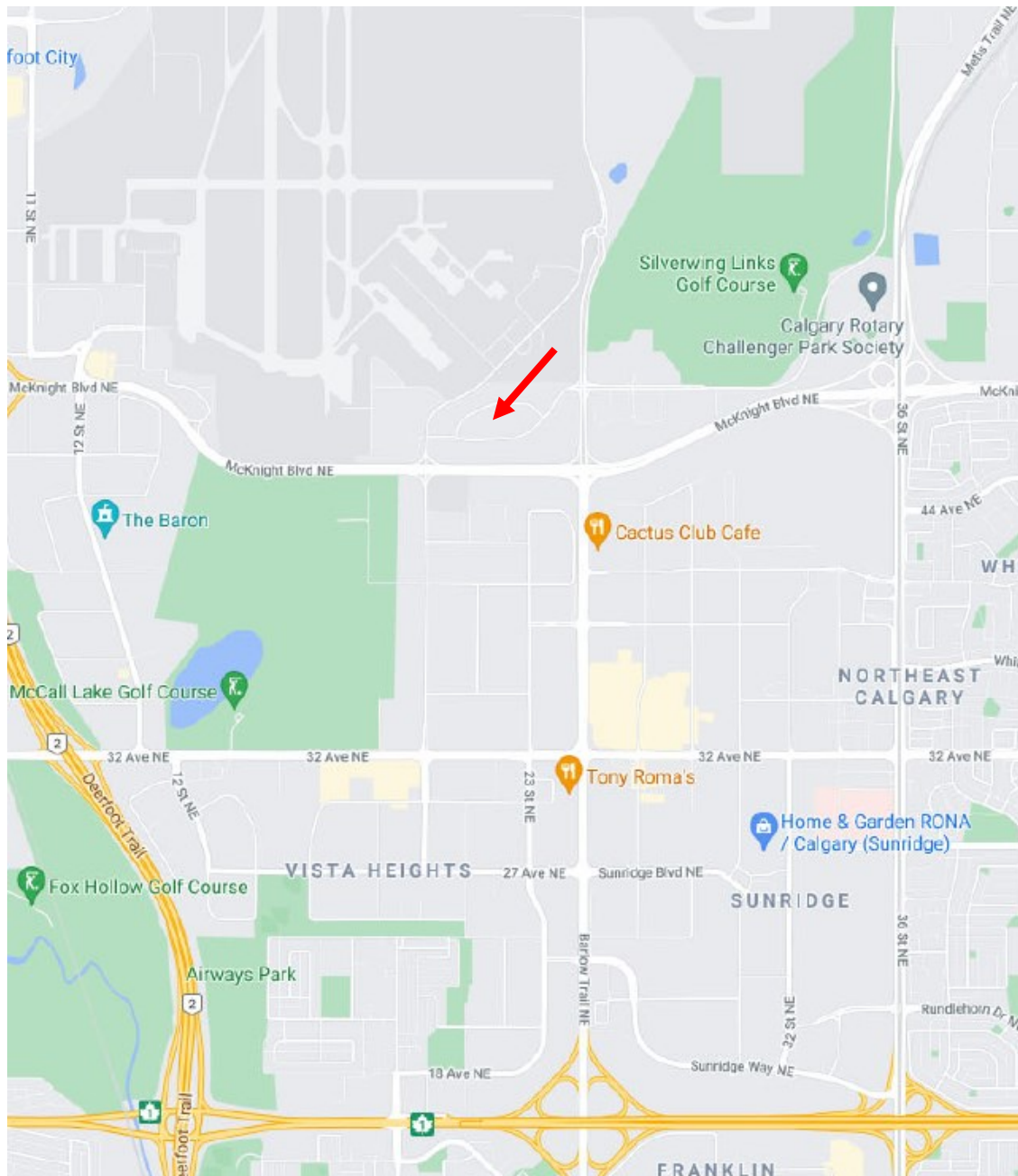
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- legal description
 - total site area
 - unit footprint
 - land use classification
 - construction year
 - property taxes (2020)
 - condo fee (2020)
- units 7 and 17, plan 0211734
77,483 sf - 1.78 acres
29.4' x 98.4' - 2900 sf
industrial - general (I-G)
2001
\$13,866.53
\$620 per month

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This information, although believed to be accurate, is not warranted to be so and does not form a part of any future contract. The sale of this property may be withdrawn at any time without notice.