

# ONKAR REALTY

4150, 10830-42<sup>nd</sup> Street NE Calgary, AB



Rare to find the Industrial unit with 22 ft clear height. Located in very vibrant NE Industrial Park, Location is very convenient visible from Metis trail, 10 Minutes to Airport, 10 Minutes to Deerfoot Trail Highway 2, 5 Minutes to Stoney Trail Circle Route and 15 Minutes to Highway 1.

## Description:

Leasable Space:	Approx. 1975 sf Main Floor
Zoning:	IG (Industrial)
Property Tax:	Approx. \$1000.00 per month for 2023
Condo Fee:	Approx. \$300.00 per month for 2023
Asking Price:	\$850,000 plus GST

## Comments:

- 2022 Built Industrial Condo Units with very low Operating Cost.
- Power available is 200 amps 3-Phase Service
- Ceiling Height 22' clear, HVAC Roof top unit for Office
- 2 Parking/ 1000 sf. Available (Allocated Parking)
- Condo Plan Proposed pending Registration

**Manjit Bahia**  
Broker | Partner  
Cell: 403 860 3430  
Email: [manjit@onkarrealty.com](mailto:manjit@onkarrealty.com)

**Jasjeet (Sunny) Maan**  
Associate Broker | Partner  
Cell: 403 875 8881  
Email: [sunny@onkarrealty.com](mailto:sunny@onkarrealty.com)

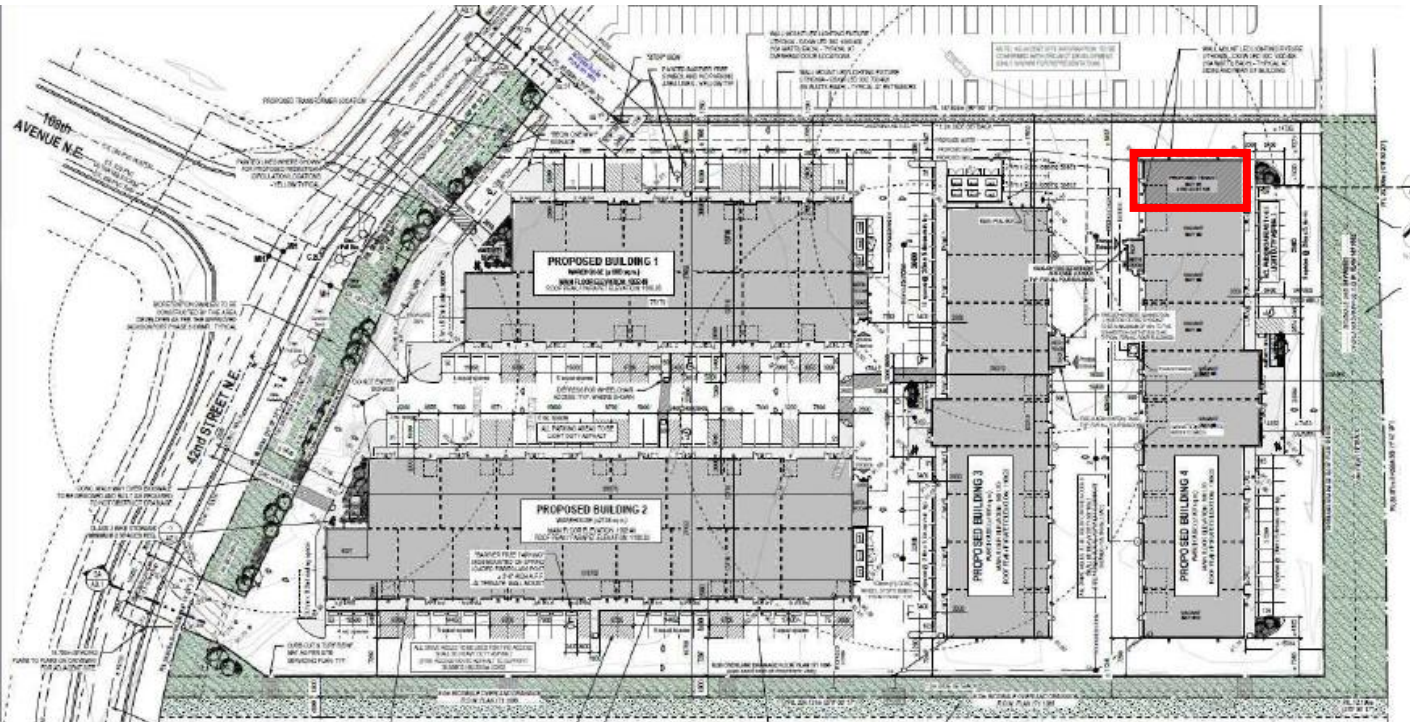
**Onkar Realty**  
26 Patina Hill S.W.  
Calgary, Alberta T3H 2C7  
Email: [info@onkarrealty.com](mailto:info@onkarrealty.com)

Disclaimer: The information contained herein has been obtained through sources deemed reliable. However, we cannot warrant the complete accuracy of said information and it is thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Onkar Realty. "the Brokerage"

403 265 0277

[www.onkarrealty.com](http://www.onkarrealty.com)

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Subject  
Property

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