

**16 & 20, 2333 18 AVENUE NE**  
FOR SALE



PRESENTED BY

**DARRELL KOLBJORNSRUD**

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# INDUSTRIAL CONDO

## FOR SALE

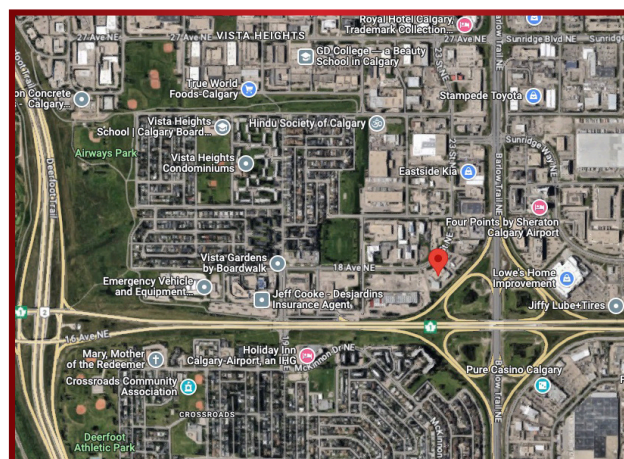
16 & 20, 2333 18 AVENUE NE, CALGARY, ALBERTA

### PROPERTY INFORMATION

<b>Price</b>	Call for price
<b>Total Size:</b>	5,820 Sq Ft
<b>Year Built:</b>	1968
<b>Zoning:</b>	I-C, Industiral Commercial
<b>Condo Fees:</b>	3.85 PSF
<b>Parking:</b>	11 Staff/Employee parking stalls
<b>Ceiling Height:</b>	19'
<b>District:</b>	Vista Heights
<b>Loading:</b>	2 Drive in doors
<b>Available:</b>	Immediately

### PROPERTY HIGHLIGHTS

- WASHROOM AND WASH SINK IN WAREHOUSE
- LARGE SHOWROOM, RECEPTION, AND OPEN OFFICE ON MAIN FLOOR
- FLEXIBLE I-C ZONING
- QUICK ACCESS TO 16TH AVE NE, DEERFOOT TR, AND BARLOW TRAIL
- CLOSE TO AMENITIES



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**PROPERTY MANAGEMENT**

**CALGARY**

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