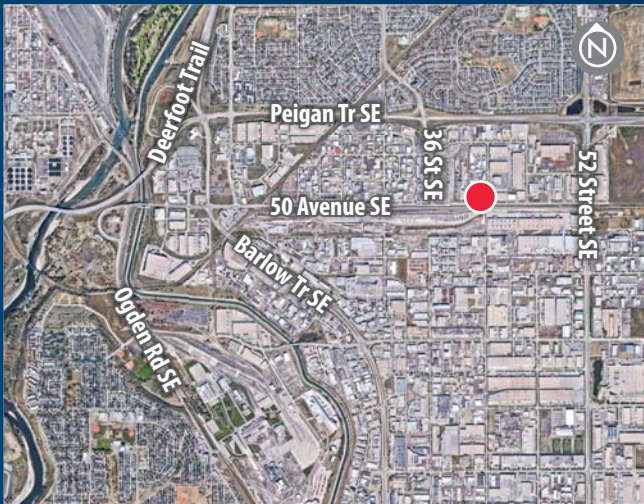


Located in  
Eastfield  
Industrial  
Area



## Light Industrial Office for Sale

Eastfield Business Centre  
Unit 171, 4999 43 Street SE, Calgary

- Renovated office with warehouse potential
- Excellent access to Peigan Trail SE, Barlow Trail SE, Ogden Rd SE and 52 Street SE
- Direct access to Deerfoot Trail via Peigan Trail
- 15-minute drive to downtown

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

**Blair Best**, ASSOCIATE, INVESTMENT SALES

[bbest@barclaystreet.com](mailto:bbest@barclaystreet.com)

c: 403-669-3969 d: 403-294-7156 p: 403-290-0178

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



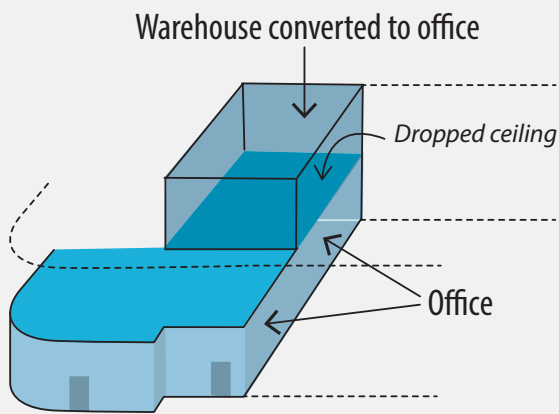
**BARCLAY  
STREET**  
REAL ESTATE



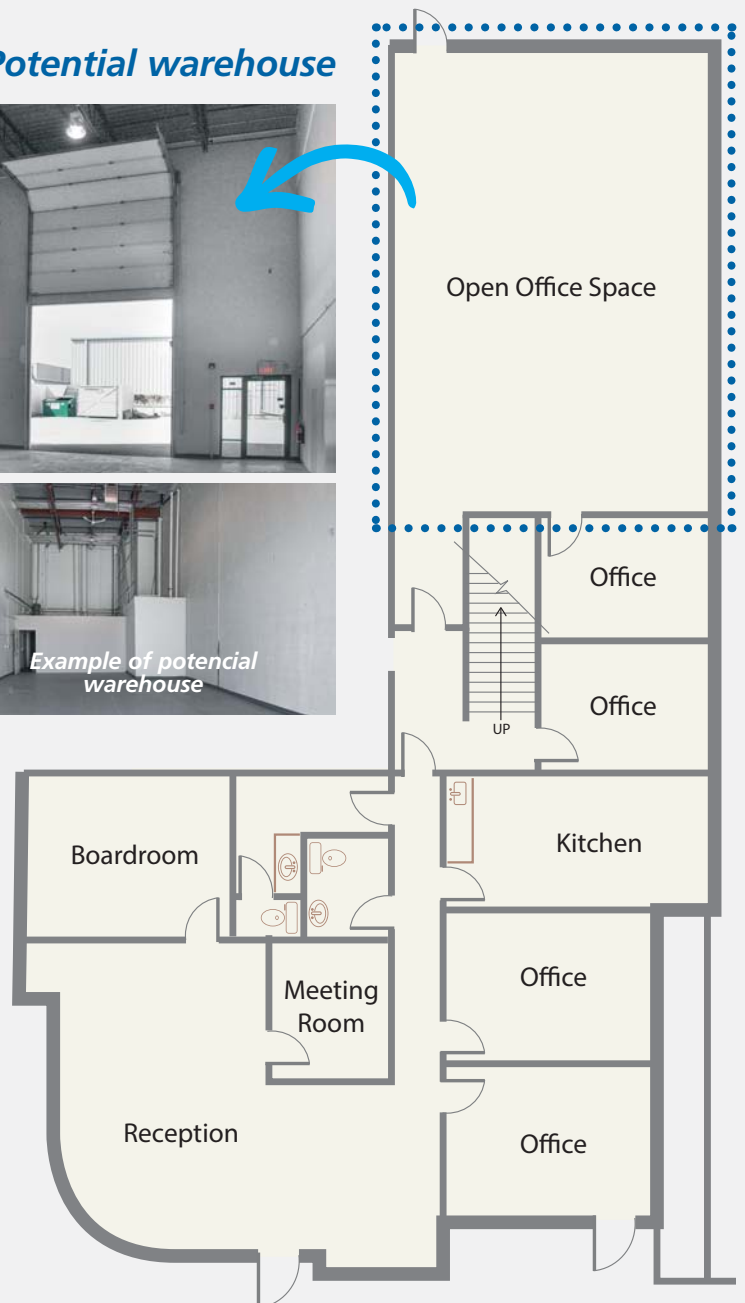
**Local  
Businesses  
Matter**



- ▶ Warehouse with loading doors was converted to office open office space. Possible to revert open office space back to warehouse.



### Potential warehouse



## PROPERTY INFORMATION

**ADDRESS:** Unit 171, 4999 43 Street SE, Calgary

**CONDO TITLES:** Plan 0011437; Units 1, 2, 31

**LAND USE:** Industrial – General (I-G) District

**YEAR BUILT:** 2000

**TOTAL AREA:** 3,100 sq. ft.

**ELECTRICAL:** 2 panels, 3-phase, 200 amp, 240 volt AC

**PARKING:** 7 stalls

## FINANCIAL INFORMATION

**PROPERTY TAX:** \$12,358 (2021)

**CONDO FEES:** \$658.59/mo (2021)

**LISTING PRICE:** \$665,000



Office – Reception



Office



Meeting Room



Office



Boardroom



Open Office Space



Kitchen

*The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.*



**BARCLAY STREET**  
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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES



LOCAL EXPERTISE MATTERS