

UNCONDITIONALLY
SOLD



WAREHOUSE/OFFICE CONDOS IN SOUTHBEND FOR SALE

12180 44 Street SE
Calgary



1 (12'x10' or
14'x12') drive-in
per bay



100A power (TBV).
Possibility to
upgrade to 200A.



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WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

PROPERTY INFORMATION

ADDRESS: 12180 44th Street SE, Calgary

DISTRICT: Southbend Industrial Park

ZONING: I-G (Industrial General)

YEAR BUILT: 2010

LOADING:

- » Unit 6 – 1 (12' x 10') drive-in door per bay (front loading, electric opener).
- » Units 18, 22, 26 and 34 – 1 (14' x 12') drive-in door (back loading, electric opener).

CEILING HEIGHT:

A front to back sloping roof of 18' to 22' (TBV)

POWER:

- » 100 amp, 3 phase, 4 wire per unit (TBV).
- » Possibility to upgrade to 200 amp.

CONSTRUCTION:

- » The structure of the building is of wood frame construction.
- » The exterior walls consist of a lower portion of brick, a central portion of stucco and an upper portion of corrugated metal panelling.
- » The façade is over ½ inch plywood, wood studs and R-20 insulation.
- » The remainder of the exterior wall consists of metal cladding.

FOUNDATION: Reinforced concrete slab.

ROOF: Low peaked Galvalume metal roof cladding, insulation and a vapour barrier.

LIGHTING: T-5 fluorescent lighting.

MECHANICAL:

- » Radiant heaters in the warehouse.
- » Natural gas and HVAC (TBV).
- » 12 gallon hot water tank.

TRENCH DRAIN: 1 per unit (warehouse).

SALE INFORMATION

UNIT 22

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AREA: 1,667 sq. ft. Warehouse
713 sq. ft. Front Office
713 sq. ft. Mezzanine
3,093 sq. ft. TOTAL

NOTES: Approximately 30% of office build out.
Mezzanine area undeveloped (storage use only).

PROPERTY TAXES: \$12,282.64 (2024)

CONDO FEES: \$293.53/mo

PRICE: \$656,000 (\$276 per sq. ft.)

UNIT 18

UNCONDITIONALLY
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AREA: 1,667 sq. ft. Warehouse
713 sq. ft. Front Office
713 sq. ft. Mezzanine
3,093 sq. ft. TOTAL

PROPERTY TAXES: \$12,282.64 (2024)

CONDO FEES: \$293.53/mo

PRICE: \$624,500 (\$262 per sq. ft.)

UNIT 6

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AREA: 2,200 sq. ft. Main floor
620 sq. ft. Mezzanine
2,820 sq. ft. TOTAL

PROPERTY TAXES: \$10,886.14 (2024)

CONDO FEES: \$271.33/mo

PRICE: ~~\$575,000~~ \$557,000 (\$253 per sq. ft.)

UNIT 34

UNCONDITIONALLY
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AREA: 1,667 sq. ft. Warehouse
713 sq. ft. Front Office
713 sq. ft. 2nd Floor Office
3,093 sq. ft. TOTAL

PROPERTY TAXES: \$12,315.63 (2024)

CONDO FEES: \$293.53/mo

PRICE: \$656,000 (\$212 per sq. ft.)

UNIT 26

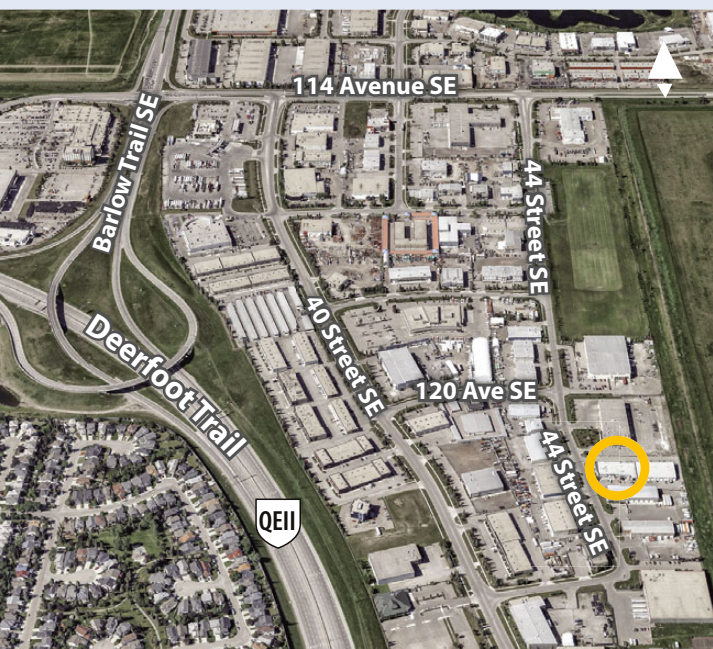
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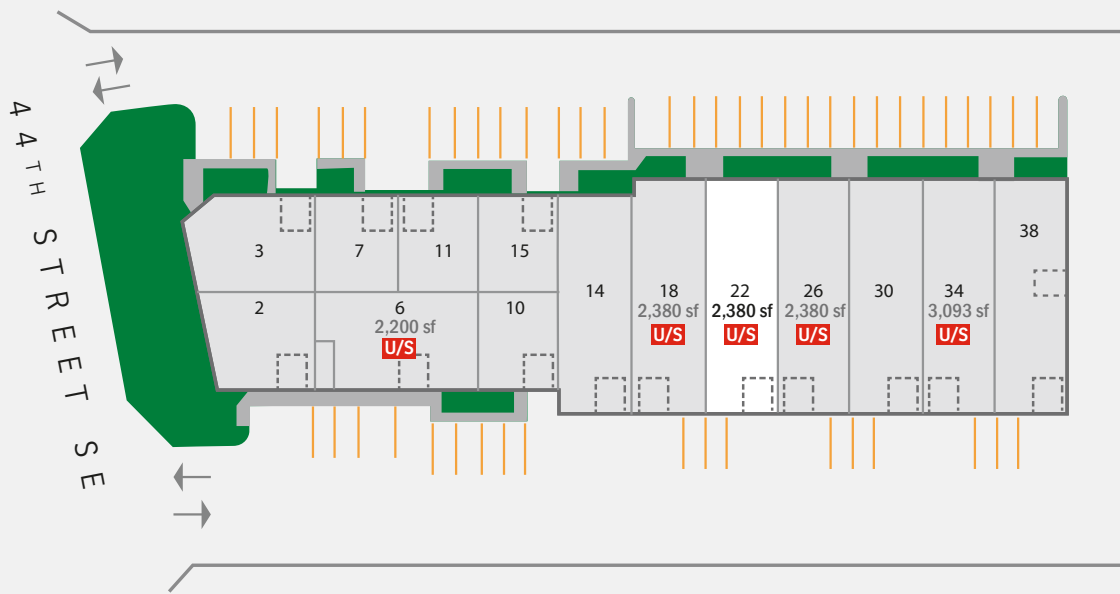
AREA: 1,667 sq. ft. Warehouse
713 sq. ft. Front Office
713 sq. ft. Mezzanine
3,093 sq. ft. TOTAL

PROPERTY TAXES: \$12,282.64 (2024)

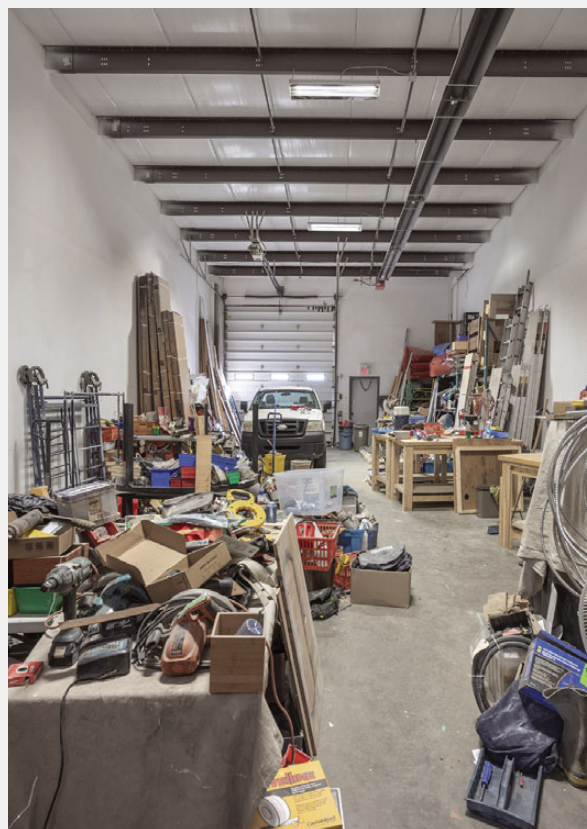
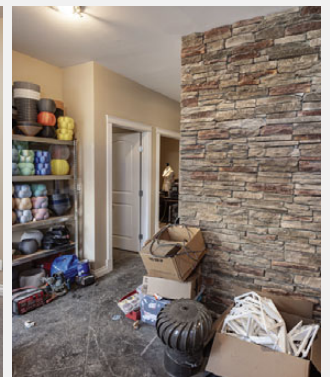
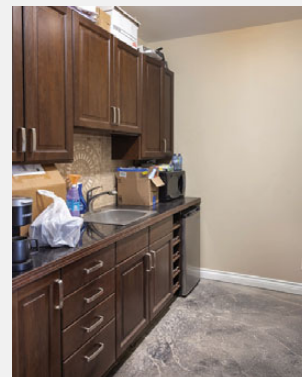
CONDO FEES: \$293.53/mo

PRICE: \$624,500 (\$262 per sq. ft.)





UNIT 22 **UNCONDITIONALLY SOLD**
2,380 SQ.FT.



UNIT 6
2,200 SQ.FT.

UNCONDITIONALLY
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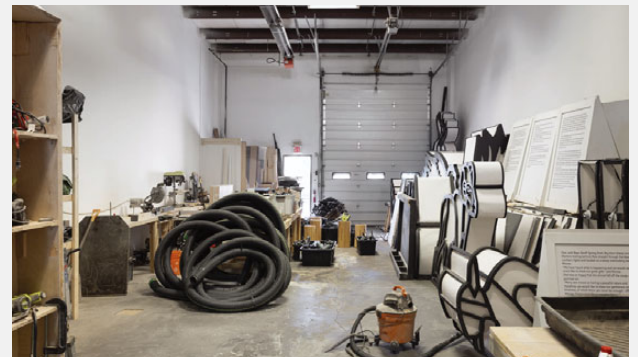
UNIT 18
2,380 SQ.FT.

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UNIT 26
2,380 SQ.FT.

UNCONDITIONALLY
SOLD



UNIT 34
3,093 SQ.FT.

UNCONDITIONALLY
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