

1815-27 AVE

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FOR SALE | 8,500 SF CONDO WITH DRIVE-IN LOADING

UNITS 1 & 2
1815 - 27 AVENUE NE
CALGARY, AB

 **CUSHMAN &
WAKEFIELD**

1815 - 27 AVENUE NE, UNITS 1 & 2

CALGARY, AB

Property Details

District:	South Airways
Legal Description:	Condo Plan 8810805, Units 1 & 2
Total Area:	± 8,500 sf
Office Area:	± 4,200 sf (over 2 floors)
Warehouse Area:	± 4,300 sf
Loading:	1 (14'H x 12'W) drive-in door
Zoning:	I-G (Industrial General)
Ceiling Height:	22' clear
Power:	400A (TBV)
Make-up Air:	Yes
Year Built:	1980
Parking:	6 stalls in front (TBV) 6 stalls in rear (TBV)

Sale Particulars

Asking Price:	\$1,870,000
Property Taxes (2026):	\$36,711.64
Condo Fees (2026):	\$1,169 per month
Available:	60 days notice

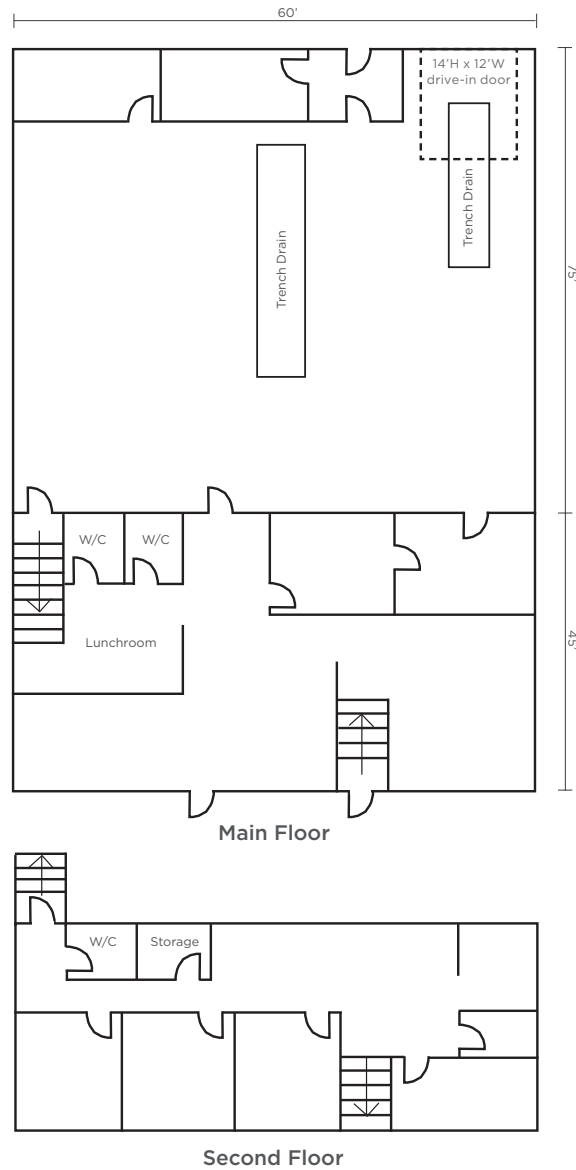
Comments

- End unit with high quality office buildout
- Make-up air unit
- Trench drain and sump
- Many nearby amenities
- Good access onto Barlow Trail, Trans Canada Highway, Deerfoot Trail and 32nd Avenue NE



1815 - 27 AVENUE NE, UNITS 1 & 2 CALGARY, AB

Floor Plan





AERIAL VIEW

FOR MORE INFORMATION, CONTACT

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