

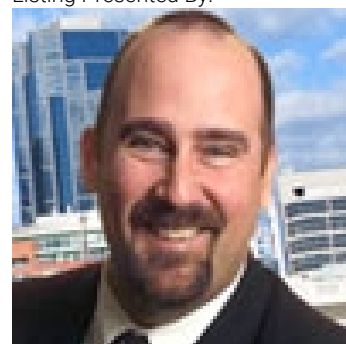


## 25 East Lake Circle Airdrie Alberta

\$470,000

WELL KEPT & RECENTLY UPDATED END UNIT INDUSTRIAL BAY. QUICK POSSESSION AVAILABLE! It's rare to find all these features in a small industrial bay. This industrial condo bay is zoned IB-3 and is well located within the East Lake Industrial Park. The main entry has a reception area, two private office spaces, kitchen unit and a handicap access 2 pc bathroom. The back shop - warehouse is 36' x 24' - clean with some storage systems built-in (large racking system included). The shop area has a 12' x 14' insulated chain operated overhead door, with a single 3' wide exit/entrance door. Overhead heater, one ceiling fan, a two-stage floor drain, and hot and cold water at the back door. Mezzanine floor area has open front storage space or display area, with a back-storage room where the furnace and hot water tank are located. Power is 100 amp 120/240V single phase panel. Main floor is 1414 Sq. Ft | mezz area is 522 Sq. Ft | condo fee is \$420 monthly | ample parking out front. Two assigned parking stalls in the front with 12 public parking stalls for this 12-unit condo complex. The rear yard is serviced by a laneway within the complex. This 12-unit condo complex is known as the East Lake Business Centre and is self-managed. Excellent location with quick access to QEII, Calgary International Airport, Cross Iron Mills shopping mall & all amenities. You won't find a better unit in Airdrie for this great price! Book your private viewing today before this bay gets snatched up! QUICK POSSESSION AVAILABLE! (id:6769)

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