

RETAIL CONDO FOR SALE

1,391 SF

JACKSONPORT RETAIL CONDOMINIUM

Unit #135, 10960 42 Street NE
Calgary | AB

JUDICIAL SALE



WELL-LOCATED AND PARTIALLY
IMPROVED RETAIL CONDO

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Associate

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ERIC SLATTER

Partner

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- Opportunity to occupy a partially built-out retail condo with 2nd floor mezzanine
- Desirable I-C Industrial zoning allows for a wide variety of commercial and industrial uses
- Ample parking on site, with street parking in the immediate area
- High daytime population and commercial traffic in the area
- Close proximity to growing residential communities, employment hubs, and minutes from the Calgary International Airport

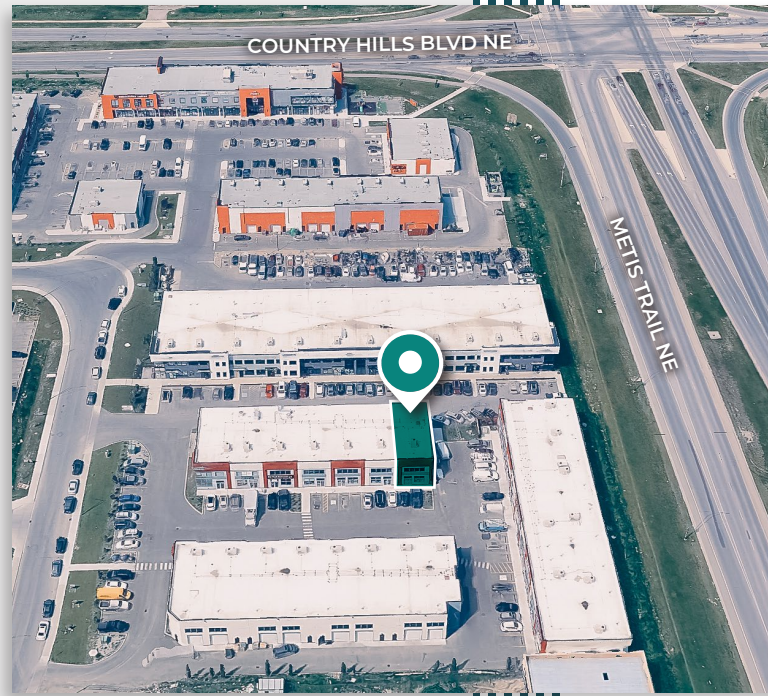
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Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	1,391 SF (main floor) + mezzanine
Available	Immediately
Year Built	2021
Municipal	Unit #135, 10960 42 Street NE
Legal	Plan 211086; Lot 7
Zoning	I-C Industrial – Commercial
Sale Price	\$630,000.00
Property Taxes	\$11,072/ann. (2024)
Parking	On-site and street parking



HIGH CEILING
ALLOWS FOR
MEZZANINE



CAN ACCOMMODATE
A WIDE VARIETY OF
USES



OPPORTUNITY FOR
OWNER-USERS OR
INVESTORS



AREA DEMOGRAPHICS

2 KM RADIUS

25,084

DAYTIME POPULATION

31,033 residents
54.7% growth (2020-2025)
16.6% projected growth (2025-2030)

50.3%

20-44 YRS

14.2% = 0-19 yrs
15.4% = 45-64 yrs
5.5% = 65+ yrs

\$102,569

AVERAGE HOUSEHOLD INCOME

32.1% earn \$60-100,000
31.5% earn \$100,000+

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29,000 VPD ON METIS TRAIL NE (2024)



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