



Colliers

For Sale

New Generation Industrial Condo

Unit 2080, 220 Manning Road NE, Calgary, AB

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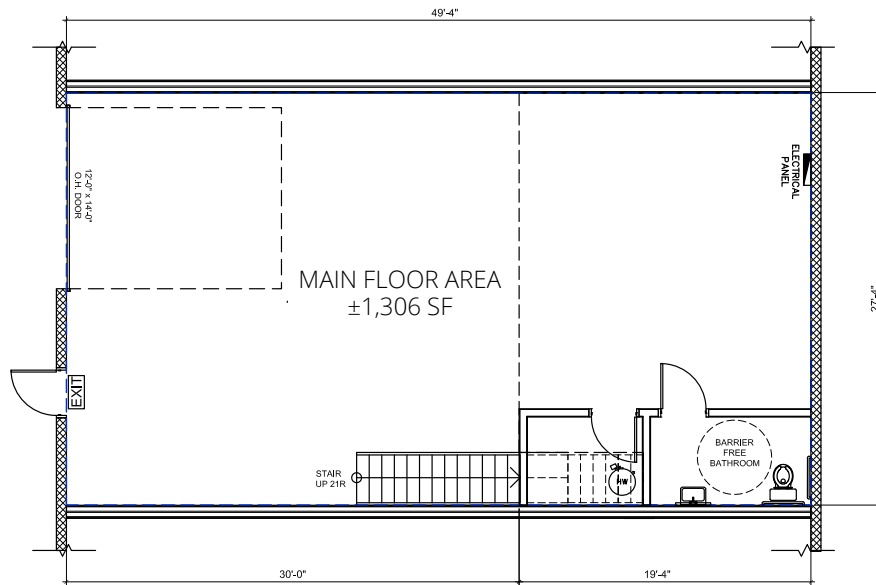
Property Overview

District	Mayland
Year Built	2020
Zoning	I-C (Industrial Commercial)
Main Floor Area	±1,306 SF
Mezzanine Area	±607 SF
Total Area	±1,912 SF
Ceiling Height	22' clear
Loading	1 (12' x 14') drive-in door
Power	200 Amps, 120/208 Volts, 3 Phase (TBV)
Make-up Air	Yes (Spec TBV)
Purchase Price	\$650,000.00 \$625,000.00
Property Taxes (2026)	\$12,503.00
Condo Fees (2026)	\$409.56 per month
Available	Immediate

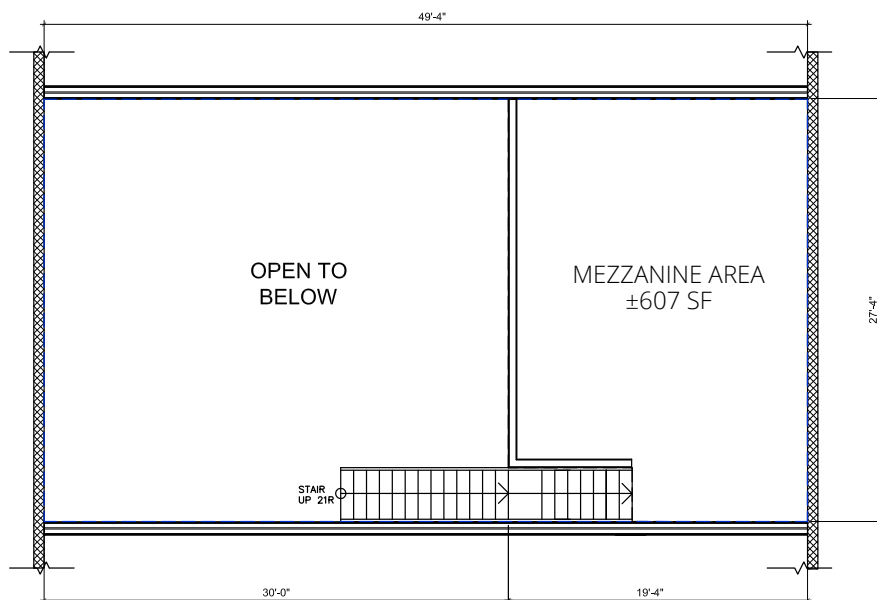


Floor Plan

Main Floor



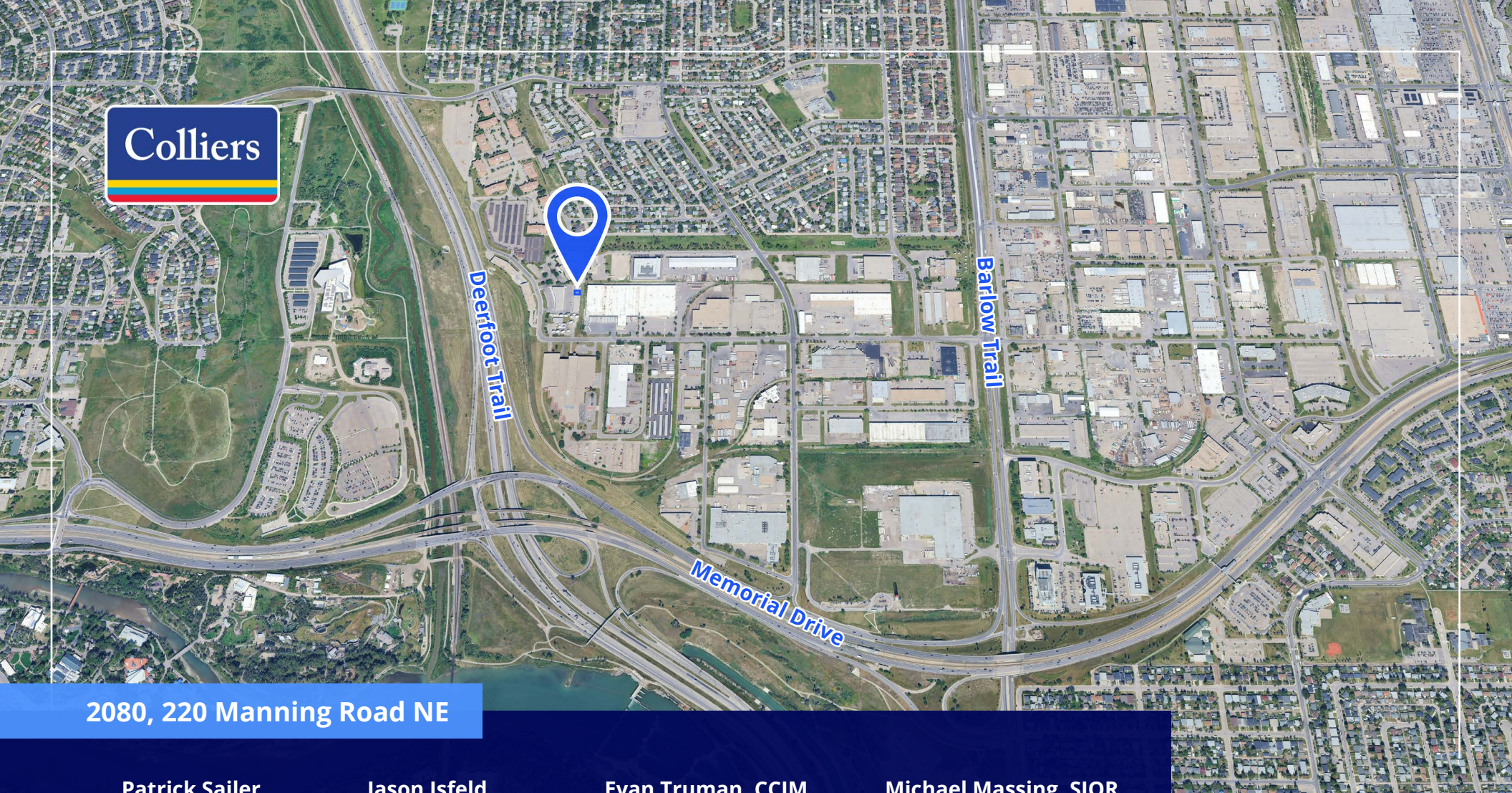
Mezzanine



Features

- Turnkey unit, great opportunity for a small business or toy garage
- Epoxy Floor
- Floor Drain
- Developed by reputable Telsec Property Corp.
- Quick access to major transportation routes including Deerfoot Trail, Memorial Drive, Barlow Trail and Trans Canada Highway

1,912
square feet
available



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