



5035 11 ST SE

INDUSTRIAL CONDOS FOR SALE

OWN YOUR REAL ESTATE IN A CENTRAL LOCATION

THE OPPORTUNITY

HF11 presents a unique opportunity to own state-of-the-art, newly constructed industrial bays in a high profile and central location. Ownership allows control of future location and costs instead of paying rent that keeps increasing, fix and lower rental costs, and build equity.

HF11 bay sizes range from 3,862 ft² to 8,045 ft², including mezzanine space with abundant energy efficient glazing on both levels. The building is designed to exceed insititutional quality standards.

NEW OWNERS



OVERVIEW





5035 11 ST SE

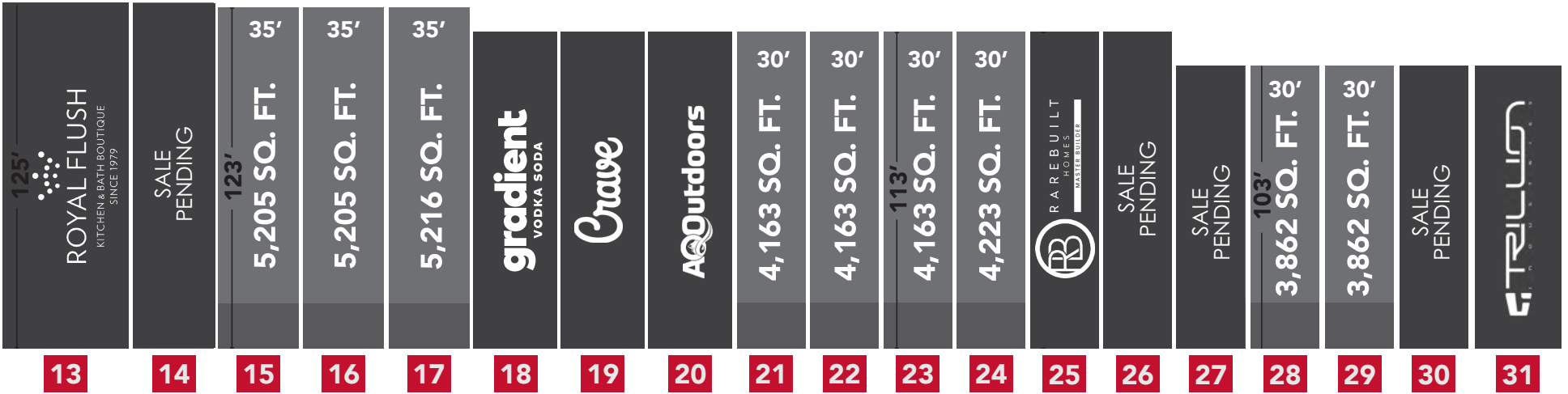
- Quick access to 58 Ave, Blackfoot Tr, Glenmore Tr, and Deerfoot Tr
- Close proximity to establish industrial sector and amenities
- Quick access to Downtown Core
- Deerfoot Meadows and Chinook Centre nearby
- Located on major roadway (11 St SE) with good access and high exposure
- Bus route 30 stops in front of HF11 and connects with 39th Ave LRT station



LOCATION

HF11
HF11.ca

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SITE PLAN

PROPERTY INFORMATION

Address	5035 11 Street SE
District	Burns Industrial Park
Zoning	I-C Industrial Commercial
Site Size	4.77 acres
Building Size	89,115 ft ² (incl. mezzanine)
Bay Size	3,862 - 8,045 ft ² (incl. mezzanine)
Clear Height	26' - Warehouse 13' 6" - Main Floor Office 11' - Mezzanine Area (all heights to underside of joists)
Loading	Drive-in door (14' x 16'), insulated electric vertical lift, generous window panels, 2 phase sump, 60' loading area
Floor	6" slab
Electrical Service	200 amps, 3 phase, 600 volt service with 347/600v, 24 circuit panel, 45 KVA transformer c/w 120/208V, 3 phase 4 wire, 225A bus 42 circuit panel (400 amp service available in certain bays at additional cost)
Heating	2 gas fired unit heaters per bay
Lighting	LED fixtures in warehouse area
Parking	Range of 1 stall per 772 ft ² to 1 stall per 985 ft ²
Proposed Condo Fees	\$1.19 per ft ² (budget for 2022), excl. property taxes and reserve fund
Available	Immediately
Outdoor Storage	Fenced Lighting and electrical plug-in Units of 803 - 1791 ft ² \$50.00 PSF
Construction Specifications	9"/R19 insulated concrete panels EPDM roofing system, R20, 10 year warranty Concrete mezzanine with abundant glazing ESFR sprinkler Shaw fibre connection in electrical room Clerestory window in each bay Secure demising wall, 2 hour fire rated



SPECIFICATIONS

PRICING LIST

UNIT	ADDRESS	TOTAL AREA SF	MAIN FLOOR SF	MEZZANINE SF	PARKING STALLS	PRICE PSF	SALE PRICE
13	SOLD						
14	SALE PENDING						
15	5073	5,205	4,304	901	6	\$250	\$1,301,250
16	5071	5,205	4,304	901	6	\$250	\$1,301,250
17	5069	5,216	4,315	901	6	\$250	\$1,304,000
18	SOLD						
19	SOLD						
20	SOLD						
21	5061	4,163	3,390	773	5	\$250	\$1,040,750
22	5059	4,163	3,390	773	5	\$250	\$1,040,750
23	5057	4,163	3,390	773	5	\$250	\$1,040,750
24	5055	4,223	3,450	773	5	\$250	\$1,055,750
25	SOLD						
26	SALE PENDING						
27	SALE PENDING						
28	5047	3,862	3,089	773	5	\$250	\$965,500
29	5045	3,862	3,089	773	5	\$250	\$965,500
30	SALE PENDING						
31	SOLD						
TOTAL		89,115	72,696	16,419	105		

UNIT PRICING



SECURE STORAGE UNITS

FULL FENCE, LIGHTING, AND ELECTRIC PLUG-IN



UNIT	TOTAL AREA SF	PRICE PSF	PRICE
2		SALE PENDING	
3		SOLD	
4	1042	\$50.00	\$52,100
5	962	\$50.00	\$48,100
6	883	\$50.00	\$44,150
7		SOLD	
8		SOLD	
9		SOLD	
10		SOLD	
11		SOLD	



STORAGE PRICING

OWN VS. LEASE BASED ON UNIT 21

OWN	
Total Area	4,163 ft ²
Price PSF	\$250
Total Price	\$1,040,750
Improvements (est 18% buildout / \$120 PSF)	\$89,921
Total Investment	\$1,130,671
Down Payment (25%)	\$282,668
Mortgage Amount	\$848,003
Interest Rate	3.00%
Amortization Period	25

MORTGAGE PAYMENTS (5 YEARS)	
Monthly	\$4,013
Annually	\$48,158
Total Mortgage Paid	\$240,790
Total Principal + Interest PSF	\$11.56
Total Interest Payments PSF	\$5.92

MORTGAGE DETAILS	
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Annually	\$48,158
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Total Interest Payments PSF	\$5.92

LEASE	
Total Area	4,163 ft ²
Net Lease Rate (Incl. 18% buildout)	\$13.00
Monthly Net Rent	\$4,510
Annual Net Rent	\$54,119
Initial Lease Term	5 Years

LEASE PAYMENTS (5 YEARS)	
Monthly	\$4,510
Annually	\$54,119
Total Rent Payments	\$270,595
Annual Rent PSF	\$13.00



HF11



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For more information or inquiries, please contact:

DAVID FORBES

T: (403) 228 - 7462

M: (403) 612 - 0713

david.forbes@enrightcapital.com

D'ARCY BROWN

T: (403) 228 - 7493

M: (403) 850 - 1251

darcy.brown@enrightcapital.com

ENRIGHT CAPITAL LTD.

800, 110 12 AVE SW

CALGARY, AB

T2R 0G7

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