

FOR SALE

4511 Glenmore Trail SE, Unit 95

PRESTIGE
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Rethinking Commercial Real Estate



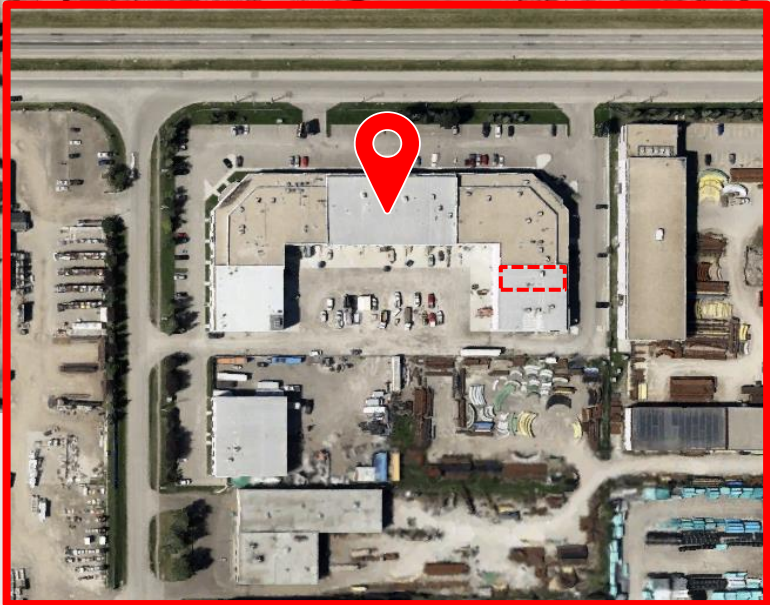
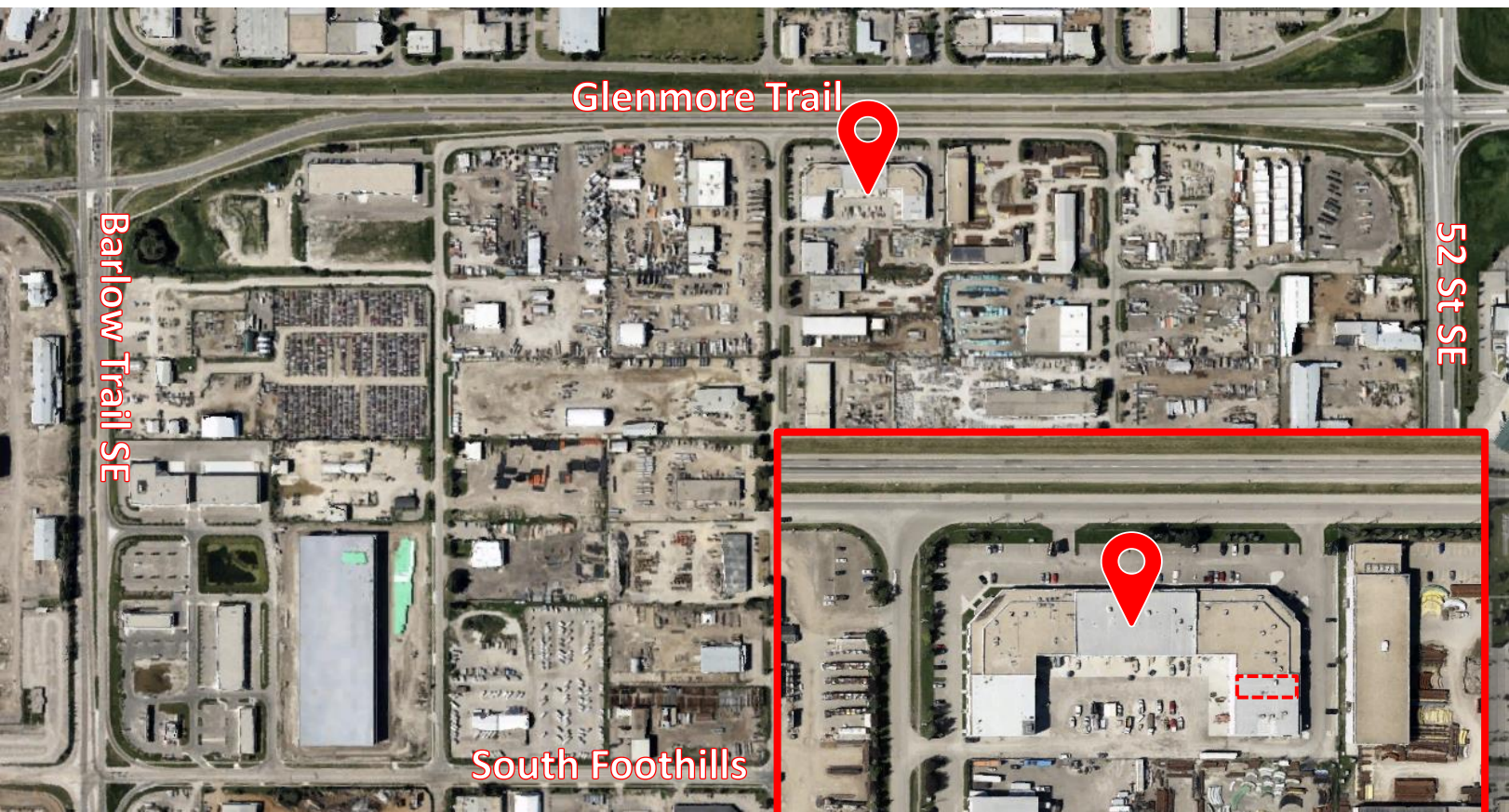
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Kimberly Kimball, Senior Associate

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Subdivision:	South Foothills
Zoning:	DC (Direct Control)
Legal:	Plan 0716372; Unit 29
Year Built:	2007
Total Size:	5,283± SqFt
Warehouse:	1,635± SqFt
Office: Main	1,108± SqFt
2nd Floor	2,540± SqFt
Ceiling Height:	14' clear in warehouse
Power:	250 Amp, 120V, 3Ph (tbv)
Loading:	Drive-In (12'x14')
Taxes:	\$16,986.56 (2023)
Condo Fee:	\$5,400/yr - \$450/mth
Availability:	90 Days - Negotiable
Sale Price:	\$1,600,000. (\$303/SqFt)

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- ❖ Quality abound in this high end newly renovated Condo Bay.
- ❖ Full renovation completed in 2023.
- ❖ Everything geared toward a sophisticated owner.
- ❖ Improvement include; new plumbing & electrical, plus 20 floor plug-ins, new mechanical system, Wi-Fi 6, LED lighting, oversized cabinets for extra storage, NEST system, built-in speaker wiring, acoustic ceiling tiles, autonomous lighting system, and glazing throughout to transfer natural light plus a Humidor room just to mention a few of highlights.
- ❖ Ample space for your showroom on the main floor.
- ❖ Great truck egress and drive-in loading at the rear of building.
- ❖ Plenty of double row parking on site at no additional cost plus extra parking in the rear.
- ❖ New builds currently going for \$230-\$260/sf for 4 bare walls, not including plumbing or build-out. This is a stress-free property well worth the investment.
- ❖ Quick access to all major thoroughfares.

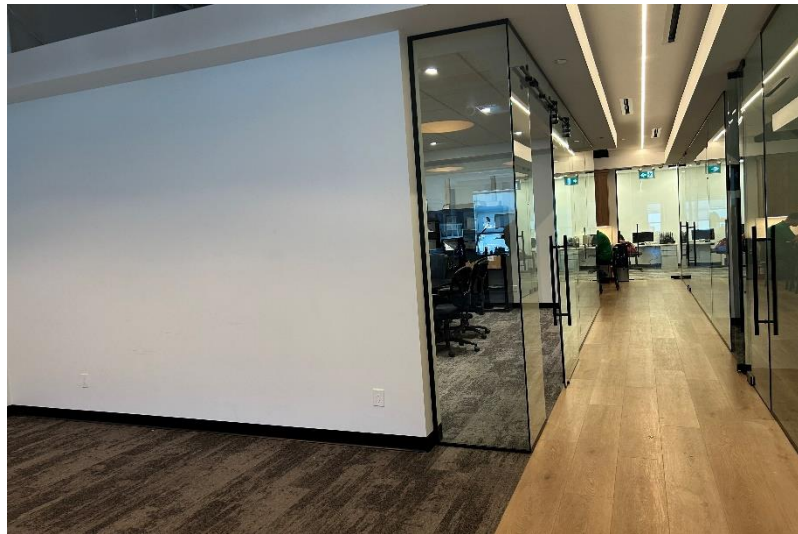
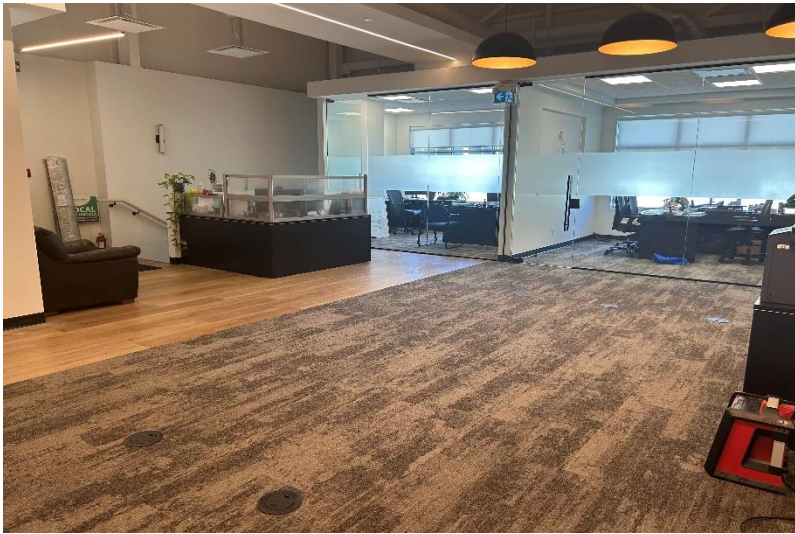


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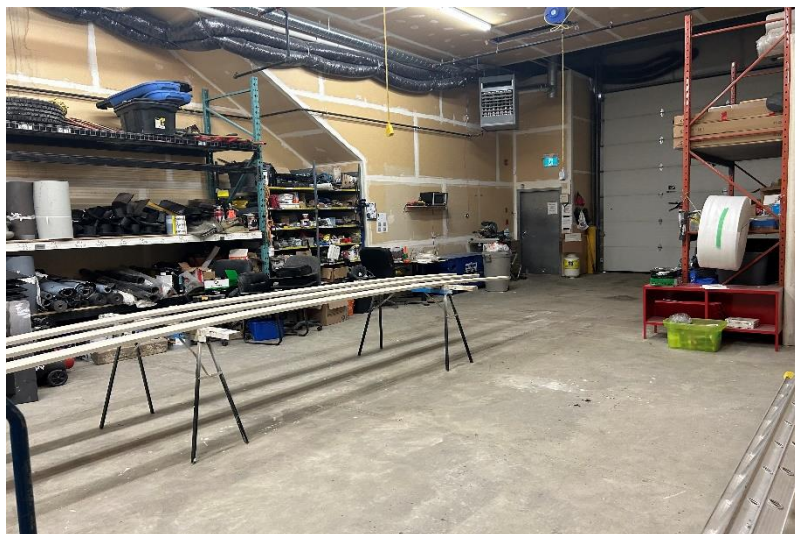
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Showroom



Showroom



Double Row Parking

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Floor Plan

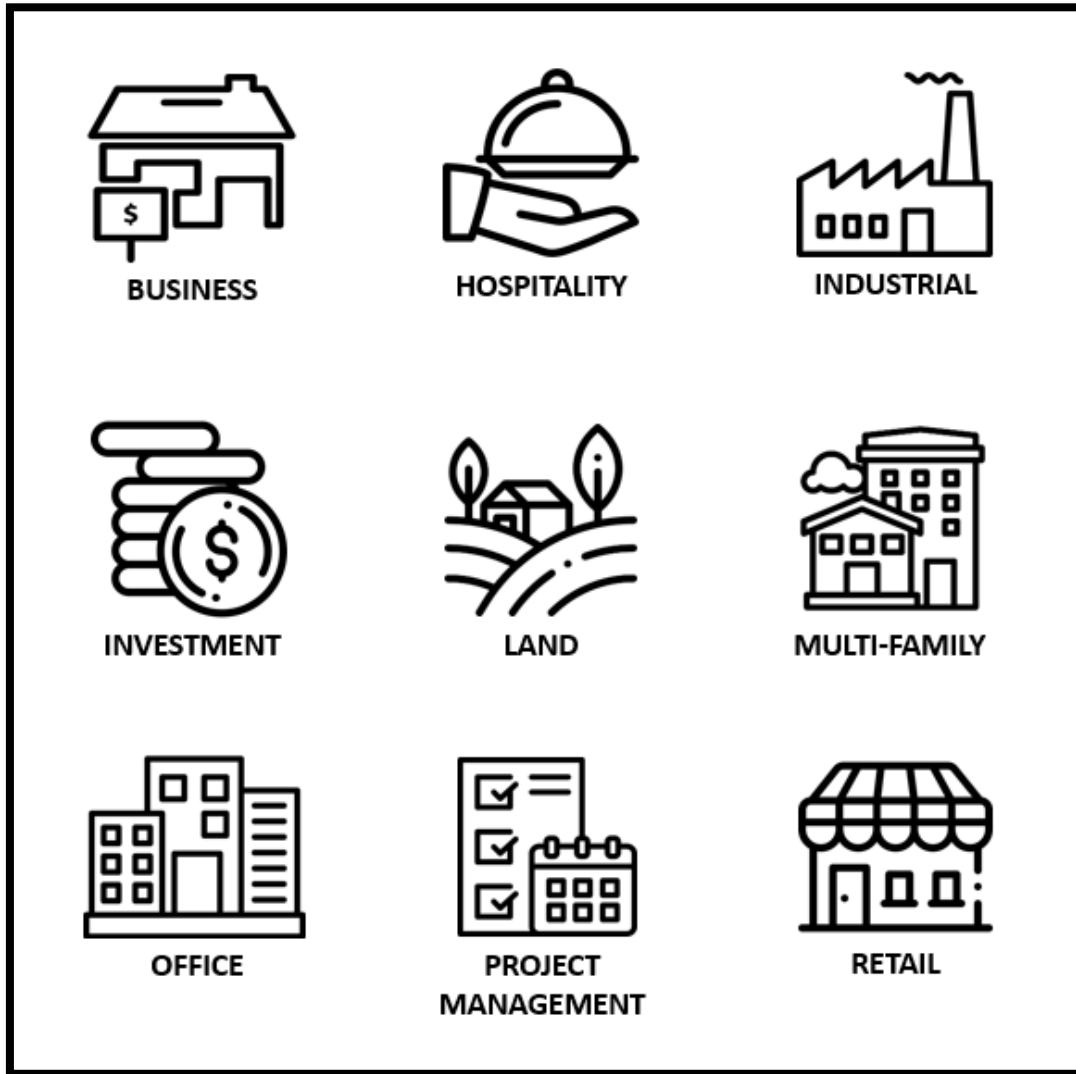


Floor plans may not be exactly as illustrated and are subject to change.

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