



GARAGES

MANCHESTER
PROPERTIES INC.



LUXURY GARAGE/WAREHOUSE CONDOMINIUMS

FOR SALE

**4412 9 STREET SE
CALGARY, AB T2G 3C9**

Located in Highfield

**STARTING AT
\$437,000**

1,250 - 4,000 sq.ft.

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**All lines are approximate*

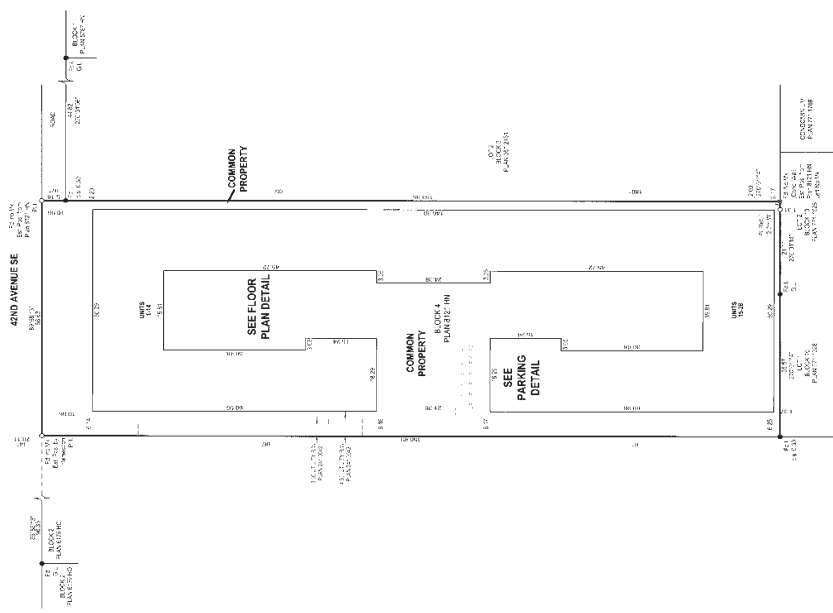
Unit 111:	1,250 Sq. Ft. (+/-) 'Carbon'	Price:	\$437,000
Unit 113:	4,000 Sq. Ft. (+/-) 'Titanium'	Price:	\$1,400,000
Unit 119:	1,250 Sq. Ft. (+/-) 'Carbon'	Price:	\$437,000
Unit 123:	1,250 Sq. Ft. (+/-) 'Carbon'	Price:	\$437,000
Doors:	14' W x 14' H Overhead Door	Zoning:	IG
Ceiling Height:	22'6" Clear	Mezzanine:	Optional & Customizable
Power:	100 AMP Sub Panel	Fire Suppression:	Sprinklered
HVAC:	Unit Heater	Security:	24/7 Secured Access

The Element 42 Garages is centrally located complex only 10 minutes from downtown where luxury meets imagination. This development is thoughtfully designed and built to combine functionality and aesthetics. All units at this condo development are customizable bays that can accommodate secure storage, luxurious sanctuary or entertainment hubs for personal use. [The complex has a common area amenity space for entertaining which is outfitted with a kitchen including custom millwork, fridge, dishwasher, microwaves and more. There is also a fully functional interior wash bay for the exclusive use of the unit owners.](#)

Each unit has a clear ceiling height of 22.5 feet, sewer connection, 100 Amp Sub Panel, Unit heater, Sprinklered Fire Suppression, toilet rough ins, a 14 ft x 14 ft automatic overhead door in a secured facility with a private gate and 24/7 access for owners.

If you are looking for a secure condo bay to store your collection or cars, motorcycles, tools, other valuable items OR just a cool bay in a great location to customize for yourself – the element 42 Garages are ideal for you!







FOR MORE INFORMATION, CONTACT:

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