

For Sale

#202, 10836 - 24th Street S.E.

DOUGLASGLEN BUSINESS CENTRE

OFFICE CONDOMINIUM

- 2,384 sqft
- Fully developed with exceptional quality improvements
- Eight (8) Designated Parking Stalls
- View of the Rocky Mountains



- Boardroom, copy room, file room, server room
- Kitchen
- Six (6) offices
- Main reception, waiting area



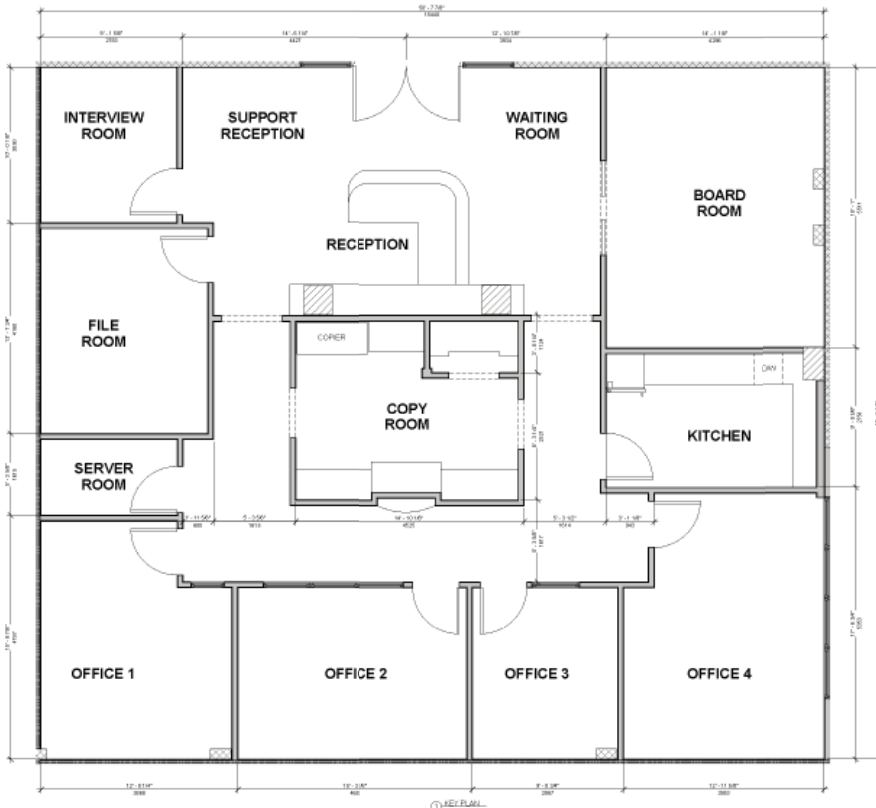
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The Norcal Group
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260, 3015 12th St NE
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Property Highlights:

#202, 10836 - 24th Street S.E.

| | |
|---------------------------|------------------------------------|
| DISTRICT: | Douglasdale |
| LEGAL DESCRIPTION: | Condo Plan 0312180; Unit 8 |
| BUILDING SIZE: | 39,400 Sq. Ft. |
| UNIT SIZE: | 2,384 Sq. Ft. |
| PARKING: | 8 Stalls Assigned |
| ELEVATOR: | Hydraulic Lift |
| YEAR CONSTRUCTED: | 2003 |
| PURCHASE PRICE: | \$750,000.00 (\$315.00/sqft) |
| CONDO FEES, TAXES: | \$11.50 per sqft/ ml |
| UTILITIES: | Separately metered, gas/electrical |
| COMMUNICATION: | Cable & Telephone |
| SECURITY: | Interior Installed |
| OCCUPANCY: | Negotiable |



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