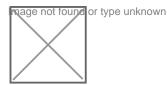


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102, 10748 74 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

25122

MLS ID: A2127177

\$795,000



△ SCOTT RUSSELL

(403) 874-2381

■ MaxWell Canyon Creek

403-278-8899

rM1

102, 10748 74 Street SE, Calgary , Alberta T2C 5N6

Transaction TypeDays On MarketZoningFor Sale122I-G

SubdivisionBuilding TypeYear BuiltEast Shepard IndustrialWarehouse2017

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

1711703 3319.00 308.34

InclusionsRestrictionsReportsHunter Douglas Window TreatmentsNone KnownCall Lister

This premier corner unit overlooking onto 74 Street SE is a modern concrete tilt-up building construction that includes an expansive warehouse area equipped with drive-in door. This unit also offers 1,650 square feet of elegantly designed office space spread over two levels. The ground level features include a well-appointed kitchenette, a display showroom, two private offices, and a washroom facility. The upper floor boasts an open office layout, an additional private office, a full kitchen, and a washroom complete with a shower. Unit amenities include premium polished concrete flooring in office areas, Hunter Douglas window treatments throughout, energy efficient T5HO lighting, radiant heating, HVAC for climate control, and an ESFR sprinkler system. Features of this unit include great signage opportunities on the building's South and West facades, and it is strategically located with easy access to Stoney Trail SE, 52nd Street SE, 114 Avenue SE, and 106 Avenue SE, facilitating convenient ingress and egress.

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