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102, 10748 74 STREET SE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
25122


MLS ID:
A2127177

\$795,000



 **SCOTT RUSSELL**
 (403) 874-2381

 MaxWell Canyon Creek
 403-278-8899

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

Transaction Type For Sale	Days On Market 122	Zoning I-G
Subdivision East Shepard Industrial	Building Type Warehouse	Year Built 2017
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1711703	Building Area (Sq. Ft.) 3319.00	Building Area (Sq. M.) 308.34
Inclusions Hunter Douglas Window Treatments	Restrictions None Known	Reports Call 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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