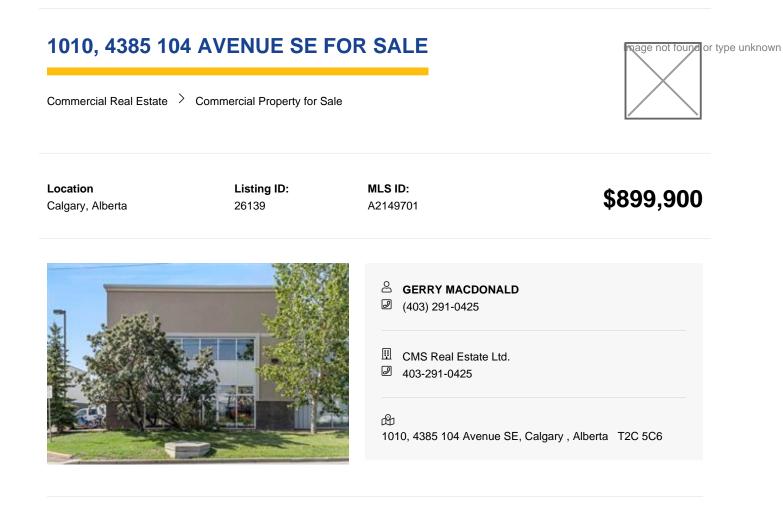


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Transaction Type Days On Market Zoning For Sale 45 I-G Subdivision **Building Type** Year Built East Shepard Industrial Condo Complex,Warehouse 2008 Structure Type **Property Type Property Sub Type** Industrial Commercial Industrial Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.) 0812580 4385.00 407.38 **Construction Type** Parking Inclusions Aluminum Siding ,Brick,Concrete,Metal None 4 Siding Reports Restrictions Condo/Strata Bylaws, Financial **Board Approval** Statements, Floor Plans, Other Documents,Site Plans,Title

Rare opportunity for a small bay in East Shepard Industrial Park! The space currently offers a large office component with a very functional floor plan. The main floor office area could be reconfigured to increase the amount of warehouse space. The main floor consists of a large reception area, 3 large offices, two washrooms, server room and staff kitchen, with the remainder being warehouse and storage. On the second floor, there is another 4 offices, a large boardroom and washroom. This space is ideal for groups looking for a large office component with some storage area. Conveniently located with easy access to 52nd Street, Stoney Trail, Deerfoot Trail and many amenities nearby in Quarry Park.

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