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1010, 4385 104 AVENUE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
26139


MLS ID:
A2149701

\$899,900



 **GERRY MACDONALD**
 (403) 291-0425

 CMS Real Estate Ltd.
 403-291-0425

 1010, 4385 104 Avenue SE, Calgary , Alberta T2C 5C6

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