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20, 12221 44 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
27176


MLS ID:
A2185013

\$825,000



 **ROCKY MIX**
 (825) 365-8000

 Greater Property Group
 800-899-1217

 20, 12221 44 Street SE, Calgary , Alberta T2Z 4H3

Transaction Type

For Sale

Days On Market

200

Zoning

I-G

Subdivision

East Shepard Industrial

Year Built

2008

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0710586

Building Area (Sq. Ft.)

3624.00

Building Area (Sq. M.)

336.68

Inclusions

N/A

Restrictions

None Known

Reports

Title

Fully leased, well maintained industrial condo located in the Southbend Industrial Park near Barlow Trail and Deerfoot Trail, and south of 114 Ave SE. Concrete block and concrete slab construction complete with a concrete mezzanine. The main floor consists of a reception area, change rooms c/w showers, handicap washrooms and a large warehouse with 24' ceiling and bay door. The mezzanine, which has its own separate entrance and washroom, is set up as a dance/fitness studio. Main floor is leased to a martial arts studio and the second floor leased to a dance/fitness studio. 100-amp service, ample allocated parking, fenced storage unit, and with a cap rate of 6.4% in 2025 escalating to higher % in 2026. The condo unit is professionally managed for a hands-off investment. See Brochure for more information. Neighbouring Unit #10 preferably can be sold together. (28135120)

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