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## 1010, 4385 104 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
28321


**MLS ID:**  
A2149701

**\$889,900**



 **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**

277

**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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