

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

WAREHOUSE FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Calgary, Alberta



Listing ID:
30653


MLS ID:
A2222025

\$1,050,000



 **ENOCH LUI**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 150, 10615 48 Street SE, Calgary , Alberta T2C 2B7

Transaction Type

For Sale

Days On Market

116

Business Type

Warehouse

Zoning

I-G

Subdivision

East Shepard Industrial

Building Type

Warehouse

Year Built

2008

Structure Type

Warehouse

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1310383

Building Area (Sq. Ft.)

4353.00

Building Area (Sq. M.)

404.40

Inclusions

N/A

Restrictions

None Known

Reports

None

A fantastic opportunity to own a well-maintained beautiful commercial warehouse unit. This condo warehouse comes with a 3,352 sqf warehouse area and a 2nd floor 1,001 sqf office. Combined for a 4,353 usable space. Featuring an oversized office glazing, in office shower as well as security blinds on the main floor to name a few. Perfectly located in the industrial area of the East Shepard community. Quick access to Barlow Trail, 52nd Street and 5 minutes to Deerfoot. Boasting a 20' clear ceiling, 200-amp power, large drive-in 14x14 bay door as well as a brand new roof that was replaced in 2024. Built in 2008 that still looks like new today. You have everything you need to start, expand, or relocate your business.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.