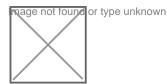


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WAREHOUSE FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationCalgary, Alberta

Listing ID: 30653

MLS ID: A2222025

\$1,050,000



- △ ENOCH LUI
- **2** (403) 250-2882
- □ Century 21 Bravo Realty
- **403-250-2882**

rM1

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

Transaction Type

For Sale

Days On Market

Business Type Warehouse

Zoning

I-G

Subdivision

4353.00

62

East Shepard Industrial

Year Built 2008

Structure Type

Retail

Property Type Commercial

Property Sub Type

Retail

Legal Plan

1310383

Building Area (Sq. Ft.)

Building Area (Sq. M.)

404.40

Inclusions

Restrictions N/A 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.

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