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10, 12221 44 STREET SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
32025

MLS ID:
A2255292

\$899,000



 **ROCKY MIX**
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 Associates Real Estate
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 10, 12221 44 Street SE, Calgary , Alberta T2Z 4H3

Transaction Type For Sale	Days On Market 239	Zoning I-G
Subdivision East Shepard Industrial	Building Type Condo Complex	Year Built 2005
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0710586	Building Area (Sq. Ft.) 4134.00	Building Area (Sq. M.) 384.06
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 office space c/w kitchenette and handicap washroom 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 fitness studio with excellent natural light given this is an end unit with south exposure. Main floor is leased to a service provider and the second floor leased to a fitness studio. 100-amp service, ample allocated parking, fenced storage unit, and with a cap rate of 6.7%. The condo unit is professionally managed for a hands-off investment. Main floor unit can be available for owner/operator if desired by January 2027. See Brochure for more information. Neighbouring Unit #20 preferably can be sold together. (#A2255374)

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