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## **10, 12221 44 STREET SE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

32025 A2255292

MLS ID:

\$999,000



A ROCKY MIX

**2** (825) 365-8000

Associates Real Estate

**403-836-7067** 

🛍 10, 12221 44 Street SE, Calgary , Alberta T2Z 4H3

**Transaction Type** 

For Sale

**Days On Market** 

**Zoning** I-G

50

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.) Building Area (Sq. M.)

384.06

Inclusions

N/A

Restrictions
None Known

4134.00

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 6.2%. The condo unit is professionally managed for a hands-off investment. See Brochure for more information. Neighbouring Unit #20 preferably can be sold together. (#A2255374)

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