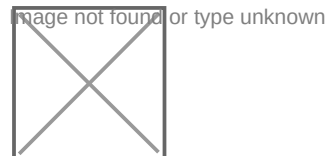


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

7, 4351 104 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32235

MLS ID:
A2258902

\$1,100,000



 **WESLEY GIESBRECHT**
 (403) 350-5674

 Century 21 Advantage
 403-346-0021

 7, 4351 104 Avenue SE, Calgary , Alberta T2C5C6

Transaction Type For Sale	Title Fee Simple	Days On Market 20
Zoning I-G	Subdivision East Shepard Industrial	Building Type Mixed Use
Year Built 2006	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0613509	Building Area (Sq. Ft.) 4848.00
Building Area (Sq. M.) 450.39	Construction Type Metal Frame,Metal Siding ,See Remarks	Roof Metal
Foundation Poured Concrete	Electric 200 Amp Service,Three Phase	Cooling Central Air
Heating Overhead Heater(s),Forced Air,Natural Gas	Inclusions N/A	Restrictions See Remarks
Reports Building Plans,Condo/Strata Bylaws,Leases,Title		

Don't miss out on this exceptional opportunity to own a 2006-built, 4,848 Sq Ft Industrial Condo bay located in the highly sought-after East Shepard Business Park. This versatile space features neatly demised upper and lower levels with separate office spaces, including three offices on each floor, a staff room, open reception area, and separate HVAC controls for added convenience. The shop space encompasses approximately 2,730 SQ FT and is equipped with a 10x12H OHD, a 1 TON OVERHEAD CRANE with a 16-17 hook height, 3-Phase (120/208V 240V 380V 480V) step-up transformers, and impressive 22-foot high ceilings. In addition to the functional interior layout, the property boasts 6 designated and assigned paved parking stalls (3 front and 3 rear), as well as a secure fenced and paved yard space. Its prime location offers easy access to major transportation routes including Stoney Trail, Deerfoot Trail, and Barlow Trail, along with a variety of nearby amenities. Currently, the upper and lower office spaces have existing tenancies, making this an affordable owner-operator shop space/storage option, while collecting \$3,378.64/month for the front up & down office separate spaces. Whether you are in professional services, light or medium general industrial business, or other sectors, this I-G Industrially zoned space is ideal for elevating your operations. Seize the chance to establish your business in one of Calgary's most appealing and economical Business parks.

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.