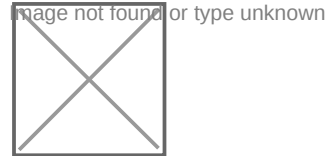


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133, 10555 48 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32278

MLS ID:
A2258586

\$950,000



 **ADAM CHARANEK**
 (403) 969-8030

 **LPT Realty**
 877-366-2213

 **133, 10555 48 Street SE, Calgary , Alberta T2C 2B7**

Transaction Type For Sale	Days On Market 17	Zoning I-G
Subdivision East Shepard Industrial	Year Built 2007	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1310383
Building Area (Sq. Ft.) 4353.00	Building Area (Sq. M.) 404.40	Heating Radiant
Inclusions N/A	Restrictions Restrictive Covenant,Utility Right Of Way	Reports Title

Located in East Shepard Industrial, this versatile 4,350 sqft commercial property offers a unique blend of office, warehouse and open space with endless potential. Currently set up as a gym but can be functional for a wide range of businesses or an investment. Approximately 1,000 sqft on the main level features a welcoming reception area, two cubicle office areas, and a bathroom. The warehouse encompasses 2,350 sq. ft. and includes a 22-foot clear ceiling height, a 14' x 14' drive-in door for convenient loading and unloading, HRV unit and radiant heating for efficient climate control. The property is serviced with 200-amp, 120/208-volt power, accommodating a variety of operational requirements. A 1,000 sqft second floor includes two offices, a lounge area, three dressing rooms, a shower area and flexible open space to suit a wide range of business needs. Stylish finishes, modern lighting and professional design elements create an inviting environment for staff and clients. Ample parking, strong visibility and convenient access to major routes further enhance the appeal of this opportunity. Whether continuing as a gym or transforming into a new vision, this space delivers exceptional adaptability in a thriving industrial district! Great location with easy access to Barlow Trail, Deerfoot Trail, Glenmore Trail, and Stoney Trail, ensuring efficient connectivity to all quadrants of the city and major distribution corridors.

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