

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.

## 15, 12180 44 STREET SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta



**Listing ID:**  
33897


**MLS ID:**  
A2283949

**\$350,000**



 **JEFF GILCHRIST**  
 (403) 669-2767

 Century 21 Bamber Realty LTD.  
 403-245-0773

 15, 12180 44 Street SE, Calgary , Alberta T2Z4A2

**Transaction Type**

For Sale

**Days On Market**

57

**Zoning**

I-G

**Subdivision**

East Shepard Industrial

**Year Built**

2008

**Structure Type**

Other

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

0911493

**Building Area (Sq. Ft.)**

1693.00

**Building Area (Sq. M.)**

157.28

**Inclusions**

The wooden work benches can be included if wanted.

**Restrictions**

None Known

**Reports**

Title

---

Here is a unique small condo bay, zoned I-G in a great location just off Barlow Tr SE. The main floor is 1053 sq ft with a 640 sq ft mezzanine. 20 ft ceilings, 12 ft height x 10ft Over head drive-in door, three assigned parking stalls out front, nice glassed in office and low condo fees complete this wonderful unit.

**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.