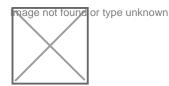


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## **1010, 4385 104 AVENUE SE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

28321 A2149701

\$889,900



**△** GERRY MACDONALD

**2** (403) 291-0425

**403-291-0425** 

rPn

MLS ID:

1010, 4385 104 Avenue SE, Calgary , Alberta  $\,$  T2C 5C6  $\,$ 

**Transaction Type** 

For Sale

Subdivision

East Shepard Industrial

**Structure Type** 

Industrial

Legal Plan

0812580

**Parking** 

4

**Restrictions**Board Approval

**Days On Market** 

350

**Building Type** 

Condo Complex, Warehouse

Property Type Commercial

Building Area (Sq. Ft.)

4385.00

**Construction Type** 

 ${\bf Aluminum\ Siding\ ,} {\bf Brick,} {\bf Concrete,} {\bf Metal}$ 

Siding

Reports

Condo/Strata Bylaws,Financial Statements,Floor Plans,Other Documents,Site Plans,Title Zoning

I-G

Year Built

2008

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

407.38

Inclusions

None

Rare opportunity for a small bay in East Shepard Industrial Park! The space currently offers a large office component with a very functional floor plan. The main floor office area could be reconfigured to increase the amount of warehouse space. The main floor consists of a large reception area, 3 large offices, two washrooms, server room and staff kitchen, with the remainder being warehouse and storage. On the second floor, there is another 4 offices, a large boardroom and washroom. This space is ideal for groups looking for a large office component with some storage area. Conveniently located with easy access to 52nd Street, Stoney Trail, Deerfoot Trail and many amenities nearby in Quarry Park.

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