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## INDUSTRIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
31195


**MLS ID:**  
A2234191

**\$634,000**



 **BRUCE MCINTOSH**  
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 21, 224 INITIATIVE Avenue SE, Calgary , Alberta T3S 0B7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 63
<b>Business Type</b> Industrial	<b>Zoning</b> Industrial	<b>Subdivision</b> Shepard Industrial
<b>Building Type</b> See Remarks	<b>Year Built</b> 2012	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse	<b>Legal Plan</b> COND1113644
<b>Building Area (Sq. Ft.)</b> 2550.00	<b>Building Area (Sq. M.)</b> 236.90	<b>Construction Type</b> Metal Frame,Metal Siding ,Mixed,See Remarks
<b>Foundation</b> Poured Concrete	<b>Heating</b> Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Annual Property Operating Data,Call Lister	

Owner user or Investment property. Office buildout on 2 levels. 2884 sq. ft. in total of main floor showroom, 850 sq. ft. /850 sq. ft. Main floor 1809 Sq. FT. with 22' clear ceiling height, Main floor bathroom. Second floor bathroom and kitchen, storage, Entrance stairs to the to upper area from shop. 2023 property taxes \$9,359.35. Condo fees \$427.89 per month. Fenced storage yard at the back of the building. Easy access in Shepard Industrial area.

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