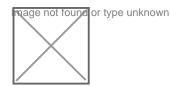


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

INDUSTRIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationCalgary, Alberta

Listing ID: 31195

MLS ID: A2234191

\$634,000



△ BRUCE MCINTOSH

2 (403) 256-3888

□ RE/MAX Landan Real Estate

403-256-3888

rPr

21, 224 INITIATIVE Avenue SE, Calgary , Alberta $\,$ T3S 0B7

Owner user or Investment property. Office buildout on 2 levels. 2550 sq. ft. in total of main floor showroom, 850 sq. ft. /850 sq. ft. open warehouse with 22' clear ceiling height, Main floor bathroom. Second floor bathroom and kitchen, 850 sq. ft. fully developed mezzanine office space with entrance stairs to the warehouse. 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.

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.