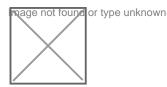


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INDUSTRIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationCalgary, Alberta

Listing ID: 31195

MLS ID: A2234191

\$634,000



△ BRUCE MCINTOSH

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□ RE/MAX Landan Real Estate

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

Transaction Type

For Sale

Title

Days On Market

63

Business Type

Industrial

Zoning

Industrial

Year Built

Fee Simple

Subdivision

Shepard Industrial

Building Type

See Remarks

2012

Structure Type Industrial

Property Type

Commercial

Property Sub Type

Warehouse

Legal Plan COND1113644

Building Area (Sq. Ft.)

2550.00

Building Area (Sq. M.)

236.90

Construction Type

Metal Frame, Metal Siding, Mixed, See

Remarks

Foundation

Poured Concrete

Heating

Natural Gas

Inclusions

N/A

Restrictions

None Known

Reports

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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