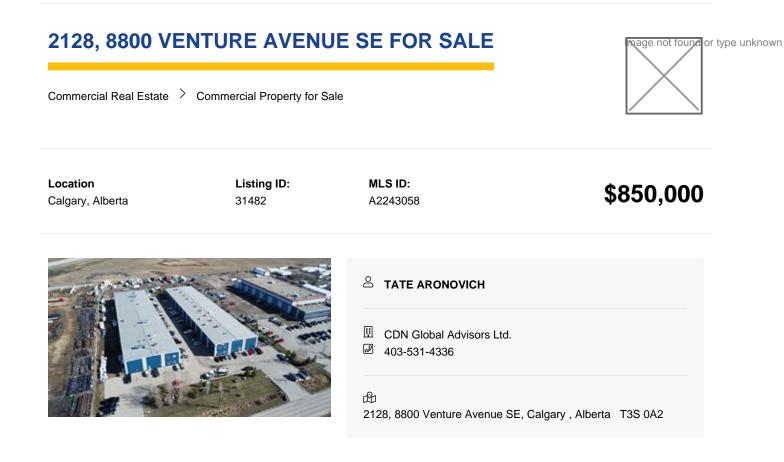


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**Transaction Type** Title For Sale Fee Simple 2 Zoning Subdivision I-G Shepard Industrial Year Built Structure Type Industrial 2008 **Property Sub Type** Legal Plan 09131009 Industrial Building Area (Sq. M.) Inclusions 334.45 No Reports

None

**Days On Market** 

**Building Type** Condo Complex

**Property Type** Commercial

Building Area (Sq. Ft.) 3600.00

Restrictions None Known

Well-located in Calgary's Shepard Industrial area, this 3,600 SF industrial condo features 1,800 SF of warehouse with 22' clear height and a 16' x 16' drive-in door, plus 900 SF of main floor office and 900 SF of second-floor space that can be leased separately. A rare ±2,000 SF fenced yard provides secure outdoor storage. Zoned I-G with 200 Amp power and excellent access to Stoney and Deerfoot Trails. A flexible and functional space ideal for a range of industrial users.

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