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## 10, 12221 44 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
32025

**MLS ID:**  
A2255292

**\$999,000**



👤 **ROCKY MIX**  
✉ (825) 365-8000

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📍 10, 12221 44 Street SE, Calgary , Alberta T2Z 4H3

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	125	I-G
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
East Shepard Industrial	Condo Complex	2005
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Industrial	Commercial	Industrial
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
0710586	4134.00	384.06
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	None Known	Title

Fully leased, well maintained industrial condo located in the Southbend Industrial Park near Barlow Trail and Deerfoot Trail, and south of 114 Ave SE. Concrete block and concrete slab construction complete with a concrete mezzanine. The main floor consists of office space c/w kitchenette and handicap washroom and a large warehouse with 24' ceiling and bay door. The mezzanine, which has its own separate entrance and washroom, is set up as a fitness studio with excellent natural light given this is an end unit with south exposure. Main floor is leased to a service provider and the second floor leased to a fitness studio. 100-amp service, ample allocated parking, fenced storage unit, and with a cap rate of 6.2%. The condo unit is professionally managed for a hands-off investment. See Brochure for more information. Neighbouring Unit #20 preferably can be sold together. (#A2255374)

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