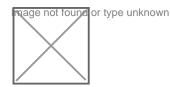


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **7, 4351 104 AVENUE SE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

32235

MLS ID:

A2258902

\$1,100,000



- **△** WESLEY GIESBRECHT
- **(403)** 350-5674
- □ Century 21 Advantage
- **403-346-0021**
- 7, 4351 104 Avenue SE, Calgary , Alberta T2C5C6

**Transaction Type** 

For Sale

**Zoning** I-G

Year Built 2006

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

450.39

**Foundation**Poured Concrete

Heating

Overhead Heater(s), Forced Air, Natural

Gas

Reports

Building Plans,Condo/Strata Bylaws,Leases,Title Title

Fee Simple

Subdivision

East Shepard Industrial

Structure Type

Industrial

Legal Plan

0613509

**Construction Type** 

 ${\it Metal Frame, Metal Siding , See \ Remarks}$ 

Electric

200 Amp Service, Three Phase

Inclusions

N/A

**Days On Market** 

2

**Building Type** 

Mixed Use

Property Type Commercial

Building Area (Sq. Ft.)

4848.00

Roof

Metal

Cooling Central Air

Restrictions See Remarks

Don't miss out on this exceptional opportunity to own a 2006-built, 4,848 Sq Ft Industrial Condo bay located in the highly sought-after East Shepard Business Park. This versatile space features neatly demised upper and lower levels with separate office spaces, including three offices on each floor, a staff room, open reception area, and separate HVAC controls for added convenience. The shop space encompasses approximately 2,730 SQ FT and is equipped with a 10x12H OHD, a 1 TON OVERHEAD CRANE with a 16-17 hook height, 3-Phase (120208V 240V 380V 480V) step-up transformers, and impressive 22-foot high ceilings. In addition to the functional interior layout, the property boasts 6 designated and assigned paved parking stalls (3 front and 3 rear), as well as a secure fenced and paved yard space. Its prime location offers easy access to major transportation routes including Stoney Trail, Deerfoot Trail, and Barlow Trail, along with a variety of nearby amenities. Currently, the upper and lower office spaces have existing tenancies, making this an affordable owner-operator shop space/storage option, while collecting \$3,378.64/month for the front up & down office separate spaces. Whether you are in professional services, light or medium general industrial business, or other sectors, this I-G Industrially zoned space is ideal for elevating your operations. Seize the chance to establish your business in one of Calgary's most appealing and economical Business parks.

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