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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	Title	Days On Market
For Sale	Fee Simple	125
Zoning	Subdivision	Building Type
I-G	East Shepard Industrial	Mixed Use
Year Built	Structure Type	Property Type
2006	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	0613509	4848.00
Building Area (Sq. M.)	Construction Type	Roof
450.39	Metal Frame,Metal Siding ,See Remarks	Metal
Foundation	Electric	Cooling
Poured Concrete	200 Amp Service,Three Phase	Central Air
Heating	Inclusions	Restrictions
Overhead Heater(s),Forced Air,Natural Gas	N/A	See Remarks
Reports		
Building Plans,Condo/Strata		
Bylaws,Leases,Title		

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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