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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

|  |   |   |
|--|---|---|
| <b>Transaction Type</b><br>For Sale                                  | <b>Title</b><br>Fee Simple  | <b>Days On Market</b><br>2                |
| <b>Zoning</b><br>I-G   | <b>Subdivision</b><br>East Shepard Industrial                     | <b>Building Type</b><br>Mixed Use         |
| <b>Year Built</b><br>2006  | <b>Structure Type</b><br>Industrial                               | <b>Property Type</b><br>Commercial        |
| <b>Property Sub Type</b><br>Industrial                               | <b>Legal Plan</b><br>0613509                                      | <b>Building Area (Sq. Ft.)</b><br>4848.00 |
| <b>Building Area (Sq. M.)</b><br>450.39                              | <b>Construction Type</b><br>Metal Frame,Metal Siding ,See Remarks | <b>Roof</b><br>Metal                      |
| <b>Foundation</b><br>Poured Concrete                                 | <b>Electric</b><br>200 Amp Service,Three Phase                    | <b>Cooling</b><br>Central Air             |
| <b>Heating</b><br>Overhead Heater(s),Forced Air,Natural Gas          | <b>Inclusions</b><br>N/A  | <b>Restrictions</b><br>See Remarks        |
| <b>Reports</b><br>Building Plans,Condo/Strata<br>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 (120/208V 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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