



**GRASSROOTS**  
REALTY GROUP

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150, 10615 48 Street SE  
Calgary, Alberta

MLS # A2222025



**\$1,050,000**

**Division:** East Shepard Industrial

**Type:** Industrial

**Bus. Type:** Warehouse

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,353 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

A fantastic opportunity to own a well-maintained beautiful commercial warehouse unit. This condo warehouse comes with a 3,352 sqf warehouse area and a 2nd floor 1,001 sqf office. Combined for a 4,353 usable space. Featuring an oversized office glazing, in office shower as well as security blinds on the main floor to name a few. Perfectly located in the industrial area of the East Shepard community. Quick access to Barlow Trail, 52nd Street and 5 minutes to Deerfoot. Boasting a 20' clear ceiling, 200-amp power, large drive-in 14x14 bay door as well as a brand new roof that was replaced in 2024. Built in 2008 that still looks like new today. You have everything you need to start, expand, or relocate your business.