



GRASSROOTS
REALTY GROUP

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137, 10555 48 Street SE
Calgary, Alberta

MLS # A2245887



\$935,895

Division: East Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,353 sq.ft.

Zoning: Industrial General

Heating: Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Excellent opportunity to own a well-maintained 4,353 sq. ft. industrial condo in a highly desirable southeast Calgary location. This versatile unit combines functional office and warehouse space, making it ideal for a wide range of businesses or as an investment property. The main floor features 1,000 sq. ft. of fully developed office space, including a boardroom, two private offices, and a kitchenette. The second floor offers an additional 1,000 sq. ft., complete with two private offices and a large open bullpen area.. Separate access to the second floor provides flexibility for the potential to lease out. The warehouse encompasses 2,353 sq. ft. and includes a 22-foot clear ceiling height, a 14' x 14' drive-in door for convenient loading and unloading, and radiant heating for efficient climate control. The property is serviced with 200-amp, 120/208-volt power, accommodating a variety of operational requirements. Easy access to the rear of the space ensures smooth logistics and workflow for shipping, receiving, or storage needs. The complex itself is in excellent condition and has recently received a new roof, providing peace of mind for the future. Location is a key advantage for this property. This unit offers great access to major transportation routes, including Barlow Trail, Deerfoot Trail, Glenmore Trail, and Stoney Trail, ensuring efficient connectivity to all quadrants of the city and major distribution corridors.