



**GRASSROOTS**  
REALTY GROUP

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7, 4351 104 Avenue SE  
Calgary, Alberta

MLS # A2258902



**\$1,100,000**

**Division:** East Shepard Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,848 sq.ft.

**Zoning:** I-G

**Heating:** Overhead Heater(s), Forced Air, Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Frame, Metal Siding , See Remarks

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** See Remarks

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

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.