

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.