

**21, 224 INITIATIVE Avenue SE**  
**Calgary, Alberta**

**MLS # A2234191**



**\$634,000**

**Division:** Shepard Industrial

**Type:** Warehouse

**Bus. Type:** Industrial

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,550 sq.ft.

**Zoning:** Industrial

**Heating:** Natural Gas

**Floors:** -

**Roof:** -

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

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Owner user or Investment property. Office buildout on 2 levels. 2550 sq. ft. in total of main floor showroom, 850 sq. ft. /850 sq. ft. open warehouse with 22' clear ceiling height, Main floor bathroom. Second floor bathroom and kitchen, 850 sq. ft. fully developed mezzanine office space with entrance stairs to the warehouse. 2023 property taxes \$9,359.35. Condo fees \$427.89 per month. Fenced storage yard at the back of the building. Easy access in Shepard Industrial area.