

# \$889,900 - 1010, 4385 104 Avenue Se, Calgary

MLS® #A2149701

**\$889,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

East Shepard Industrial, Calgary, Alberta

Rare opportunity for a small bay in East Shepard Industrial Park! The space currently offers a large office component with a very functional floor plan. The main floor office area could be reconfigured to increase the amount of warehouse space. The main floor consists of a large reception area, 3 large offices, two washrooms, server room and staff kitchen, with the remainder being warehouse and storage. On the second floor, there is another 4 offices, a large boardroom and washroom. This space is ideal for groups looking for a large office component with some storage area. Conveniently located with easy access to 52nd Street, Stoney Trail, Deerfoot Trail and many amenities nearby in Quarry Park.

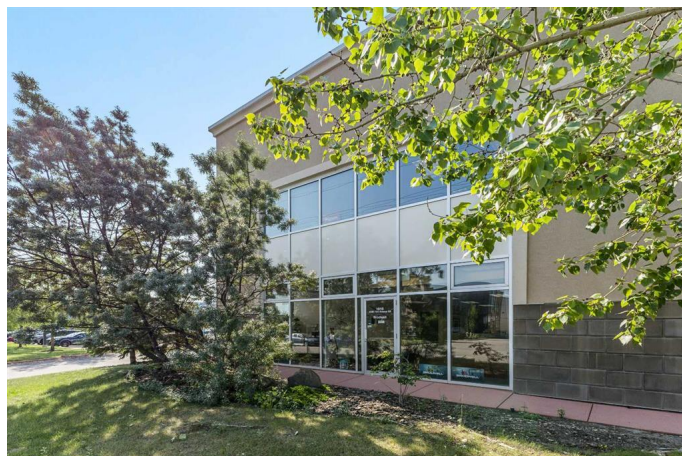
Built in 2008

## Essential Information

MLS® #	A2149701
Price	\$889,900
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address 1010, 4385 104 Avenue Se



Subdivision	East Shepard Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5C6

### **Amenities**

Parking Spaces	4
----------------	---

### **Exterior**

Construction	Aluminum Siding, Brick, Concrete, Metal Siding
--------------	--

### **Additional Information**

Date Listed	July 15th, 2024
Days on Market	268
Zoning	I-G

### **Listing Details**

Listing Office	CMS Real Estate Ltd.
----------------	----------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.