

# \$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
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### **Exterior**

Construction	Aluminum Siding, Brick, Concrete, Metal Siding
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### **Additional Information**

Date Listed	July 15th, 2024
Days on Market	264
Zoning	I-G

### **Listing Details**

Listing Office	CMS Real Estate Ltd.
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