\$1,100,000 - 7, 4351 104 Avenue Se, Calgary

MLS® #A2258902

\$1,100,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

East Shepard Industrial, Calgary, Alberta

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 (120208V 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.

Built in 2006

Essential Information

MLS® # A2258902 Price \$1,100,000

Bathrooms 0.00
Acres 0.00
Year Built 2006

Type Commercial
Sub-Type Industrial
Status Active

Community Information

Address 7, 4351 104 Avenue Se Subdivision East Shepard Industrial

City Calgary
County Calgary
Province Alberta
Postal Code T2C5C6

Amenities

Utilities See Remarks

Interior

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

Cooling Central Air

Exterior

Roof Metal

Construction Metal Frame, Metal Siding, See Remarks

Foundation Poured Concrete

Additional Information

Date Listed September 22nd, 2025

Days on Market 42 Zoning I-G

Listing Details

Listing Office Century 21 Advantage

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