



Shepard Industrial Park
223 Exploration Avenue SE | Calgary, AB

PROPERTY HIGHLIGHTS

- Well maintained warehouse with two private offices, reception area, kitchenette, and washroom.
- Located in busy industrial area.
- Exclusive yard storage.
- Sump drain and forced air heating in warehouse.
- Fibre TELUS optic Internet.
- Quick access to Stoney Trail, Glenmore Trail SE and 84th Street SE.

PROPERTY DETAILS

Main Floor Office	450 +/- SF
Mezzanine	450 +/- SF
Warehouse	1,300 +/- SF
Total	2,200 +/- SF
Submarket	Shepard Industrial Park
Zoning	DC 56
Sale Price	Market
Condo Fees	\$417.37/ month
Property Tax	TBV
Power	225 Amps, 120/240 volts, 3 phase (TBV)
Loading	Drive-in door (12' x 14' H)
Clear Ceiling Height	18'-20'
Legal Description	Condo Plan: 1013942, Unit: 7

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FOR SALE

2,200 SF Condo Bay

Warehouse and Secured Yard

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.



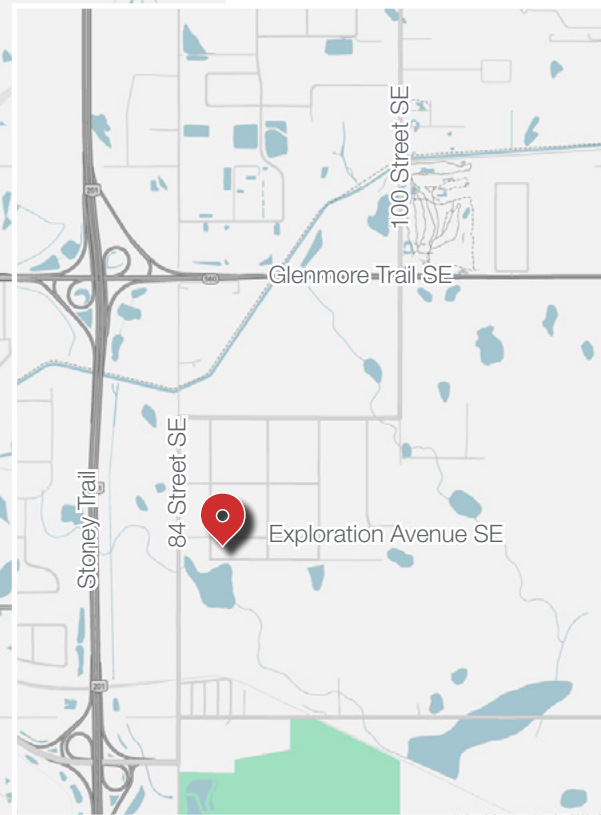
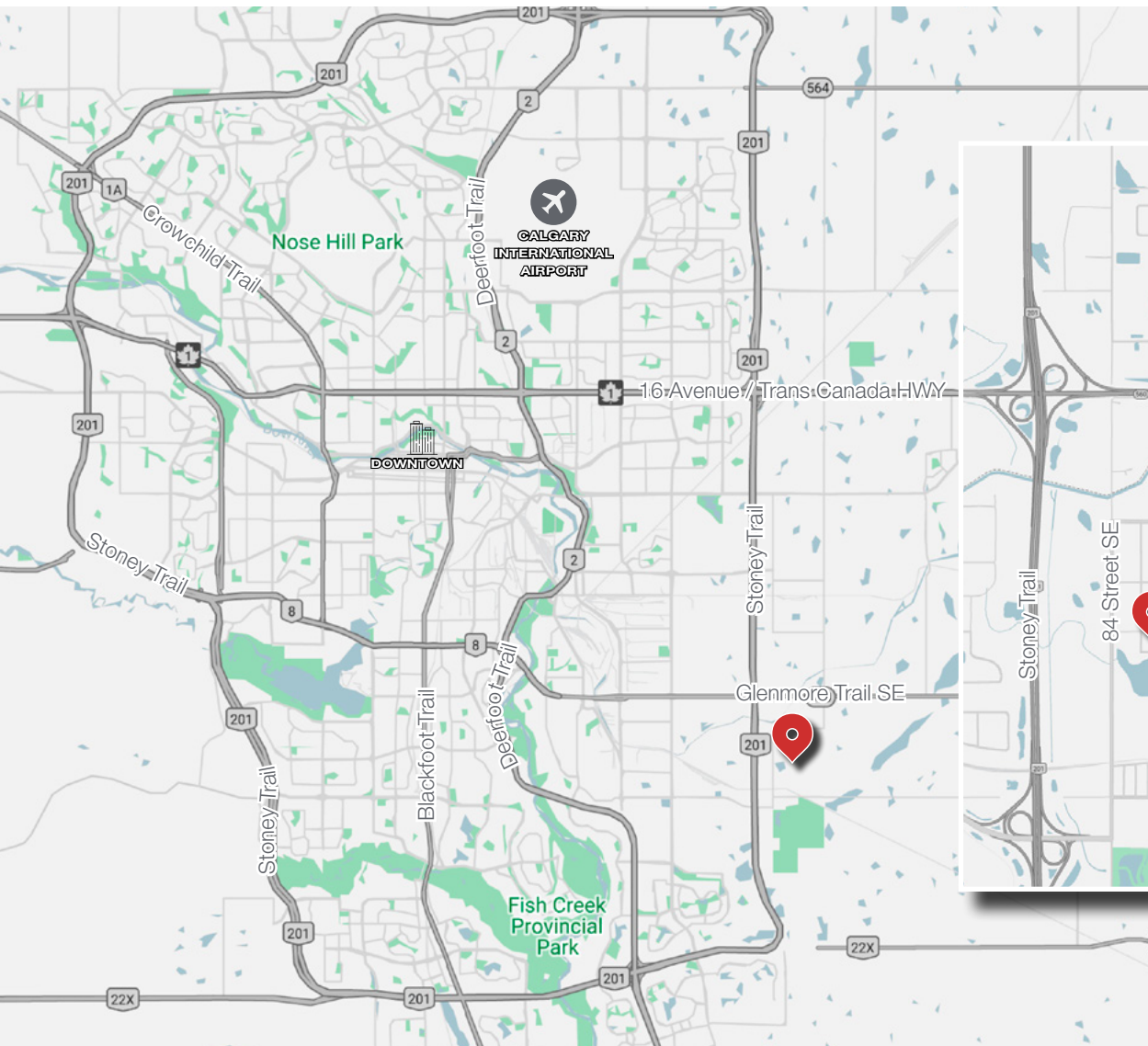
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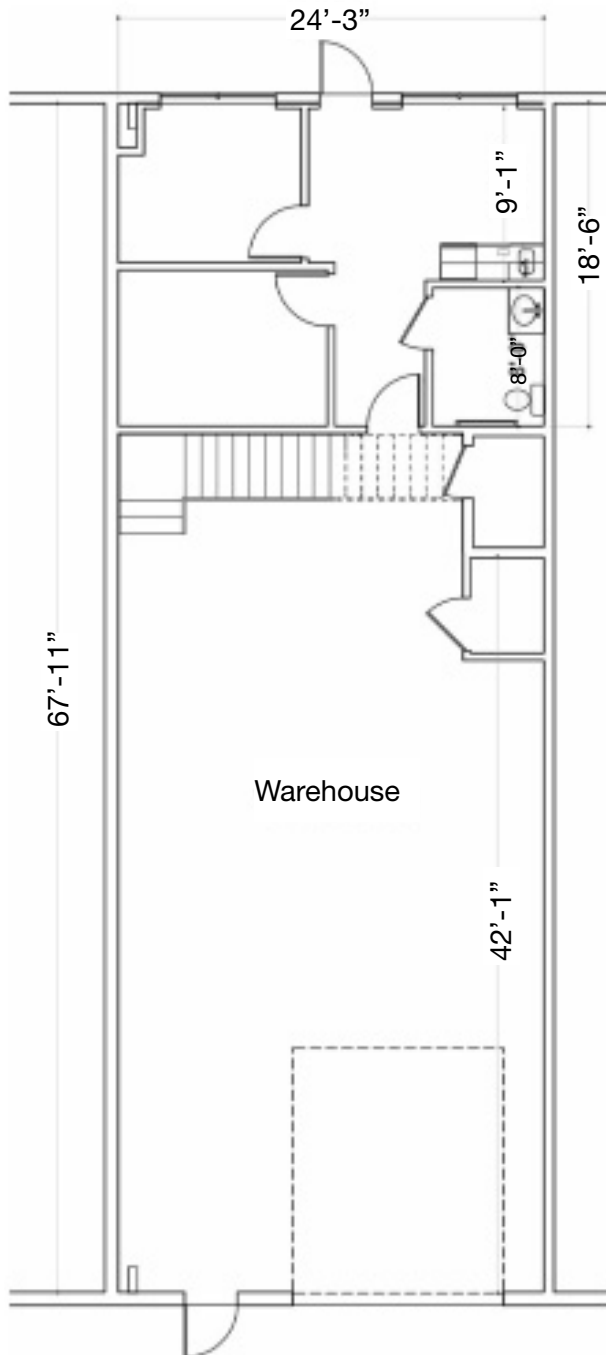
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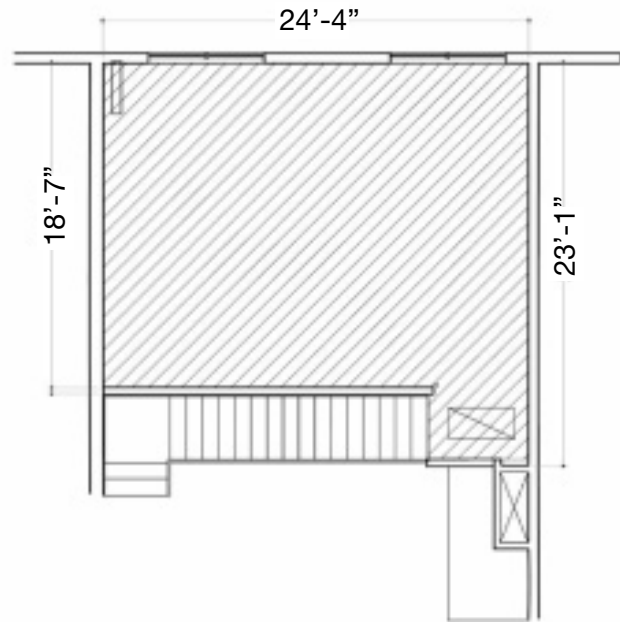
Warehouse and Secured Yard

Floor Plans

MAIN FLOOR



MEZZANINE



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