

# \$1,050,000 - 10, 12221 44 Street Se, Calgary

MLS® #A2185016

**\$1,050,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

East Shepard Industrial, Calgary, Alberta

Fully leased, well maintained industrial condo located in the Southbend Industrial Park near Barlow Trail and Deerfoot Trail, and south of 114 Ave SE. Concrete block and concrete slab construction complete with a concrete mezzanine. The main floor consists of office space c/w kitchenette and handicap washroom and a large warehouse with 24'™ ceiling and bay door. The mezzanine, which has its own separate entrance and washroom, is set up as a fitness studio with excellent natural light given this is an end unit with south exposure. Main floor is leased to a service provider and the second floor leased to a fitness studio. 100-amp service, ample allocated parking, fenced storage unit, and with a cap rate of 6.1%. The condo unit is professionally managed for a hands-off investment. See Brochure for more information. Neighbouring Unit #20 preferably can be sold together. (28135138)

Built in 2008

## Essential Information

MLS® #	A2185016
Price	\$1,050,000
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Commercial
Sub-Type	Industrial



Status                      Active

**Community Information**

Address                    10, 12221 44 Street Se  
Subdivision              East Shepard Industrial  
City                        Calgary  
County                    Calgary  
Province                  Alberta  
Postal Code              T2Z 4H3

**Amenities**

Parking Spaces        3

**Additional Information**

Date Listed              January 2nd, 2025  
Days on Market        195  
Zoning                    I-G

**Listing Details**

Listing Office            Greater Property Group

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