



For Sale

Offered at \$1,100,000

32'4" x100' Office/ Shop- 4,848 Square Feet

- Fully Fenced, Secured Yard Space
- **2,730 sq ft** of shop space w/10'x12'H OHD (separate $\frac{3}{4}$ bath & office (mezzanine))
- 6 designated parking spaces
- **3 Offices**, Bath, Kitchenette & reception area on the (**996 sq ft**) on main
- Another **3 Offices**, Bath, Kitchenette in developed Mezzanine (**1,196 sq ft**)
- I-G Industrially Zoned
- Quick access to Barlow Trail and other major routes within Calgary

#7, 4351-104 Ave S.E Calgary



CENTURY 21
COMMERCIAL.

Advantage

Wes Giesbrecht
403.350.5674
wes@advantagecommercial.ca
www.advantagecommercial.ca



Property Details

- (6) designated parking stalls
- 3-Phase Power (120/208V / 240V / 380V / 480V) connected
- 1-Ton overhead Crane- 16-17' hook height)
- 22" ceiling height
- Forced-air shop heat
- Designated, separate heating/cooling for main floor & second level office space



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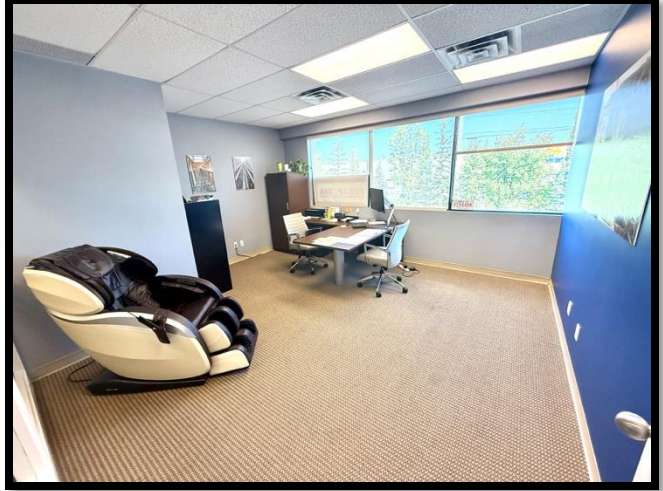
Main floor Office Details

- 3- spacious office
- Reception Area
- Bath & Kitchenette
- Current tenant lease
\$16.50/PSF GROSS
LEASE (exp Apr '29)

10- 39207 Range Road 271



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Second floor Office

- 3- offices, main reception area, kitchenette, and half bath + Storage Room
- Current Tenant exp JAN 15/2027
- \$19.56/PSF Gross Lease



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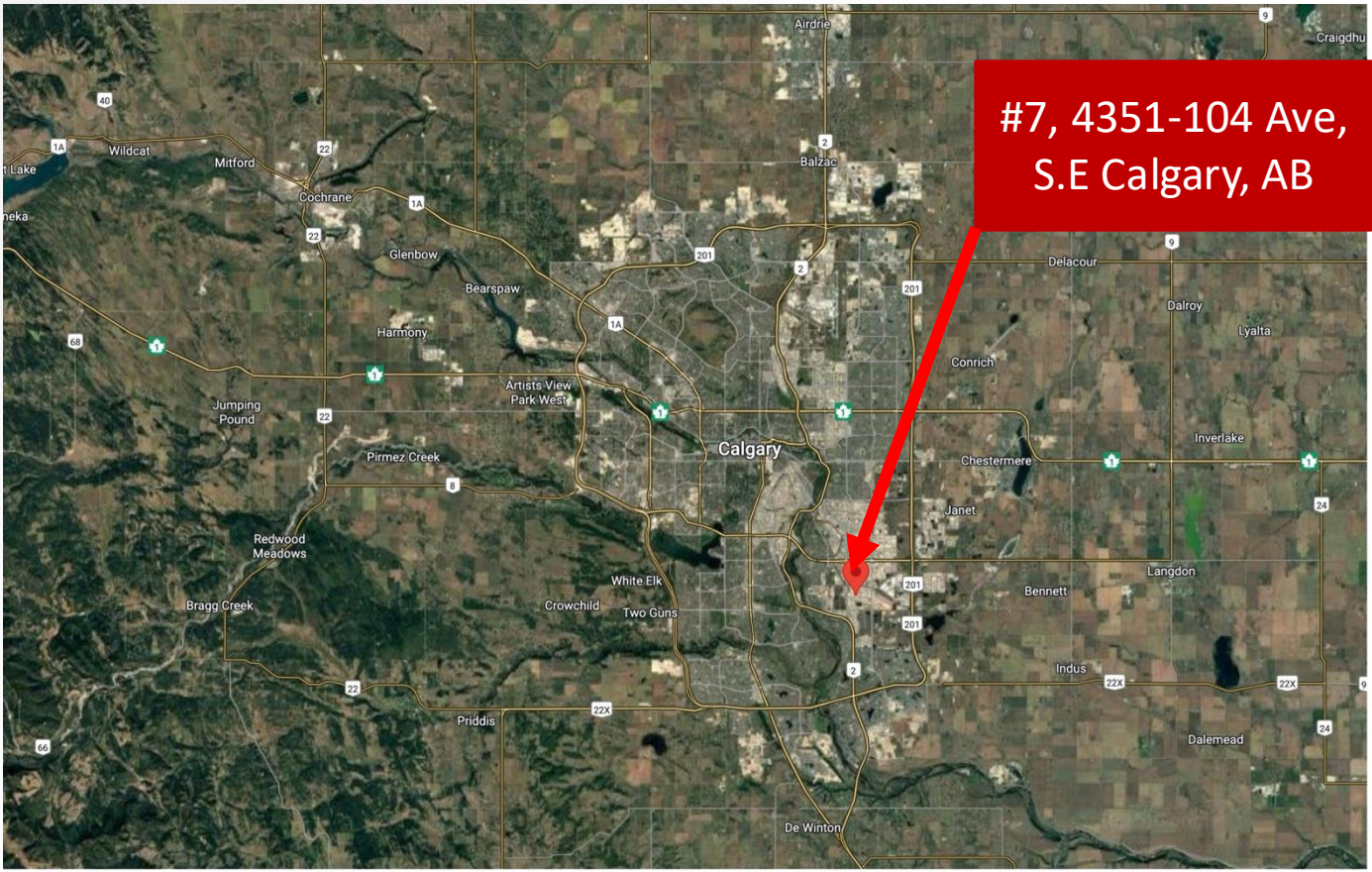


Shop/ Office Space

- 2,730 SQ FT Shop Space
- Separate 3/4 bath , office and storage (Mezzanine)
- 1 Ton Crane w/ 16-17' hook height
- 22' Ceilings- Heavy Power
- Available for occupancy
IMMEDIATELY



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Today for
More
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