

151, 4999 43 Street SE



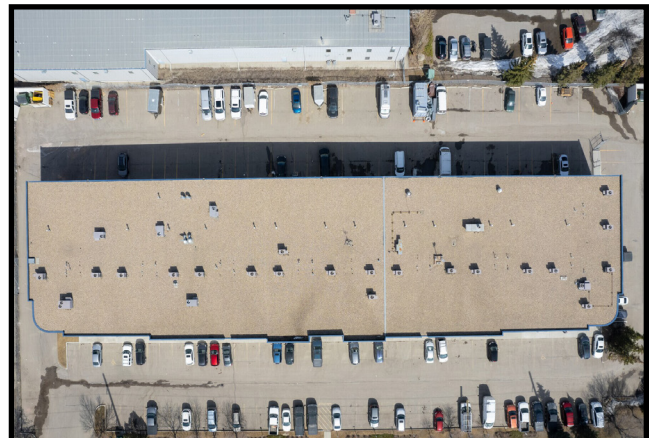
Property Features

Size: 3,286 sq.ft.
Main Floor Office: 792 sq.ft.
Warehouse: 1,386 sq.ft.
Second Floor Office: 1,108 sq.ft.

Zoning: I-G
Loading: 1 Drive In - 12' x 14'
Power: 225 Amp
Ceiling: 25'8" Clear

Asking Price: \$875,000.00
Taxes: \$16,035.73 (2026)
Condo Fees: \$813.58 per month

Location: Eastfield - Easy access to major routes including: Barlow Trail, Deerfoot Trail, Peigan Trail and 52 Street SE.



CMS Real Estate Ltd.

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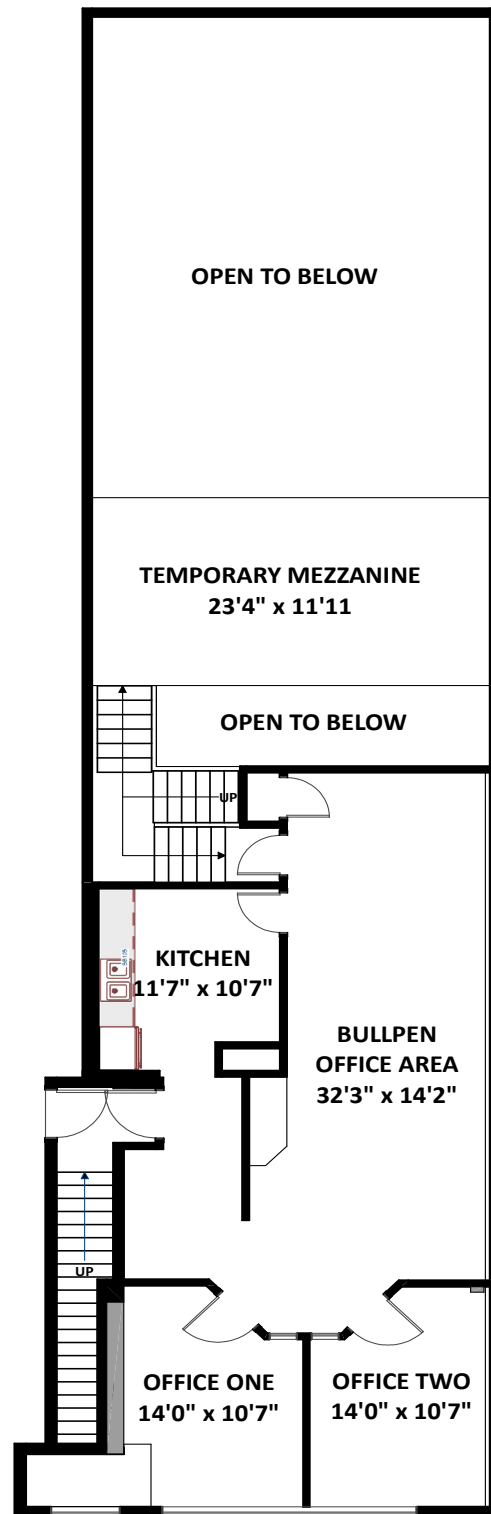
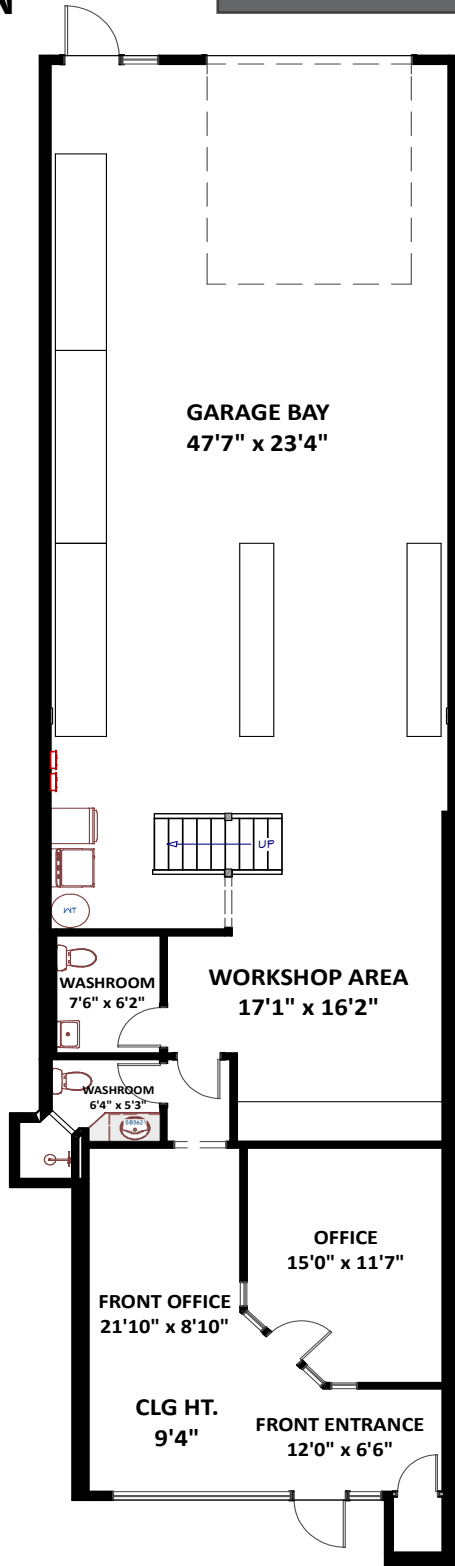
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"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice." The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.

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FLOOR PLAN



Note: Area measured in accordance with ANSI/BOMA Z65.2-2025 – Industrial Buildings: Standard Method of Measurement.



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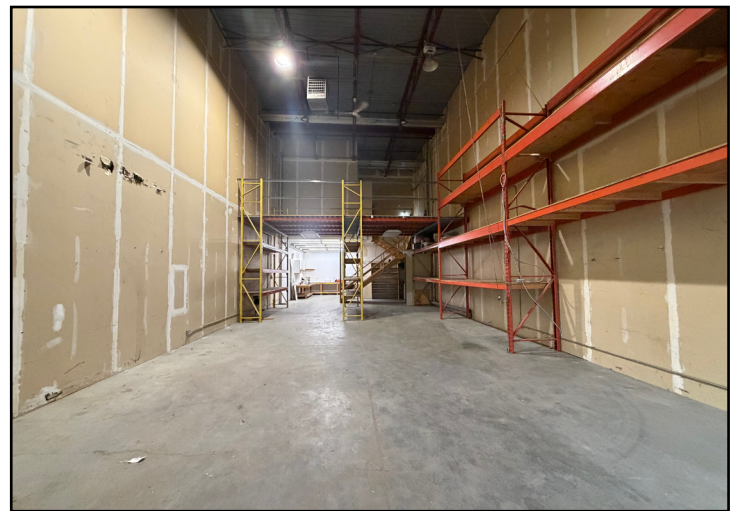
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PHOTOS



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