

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

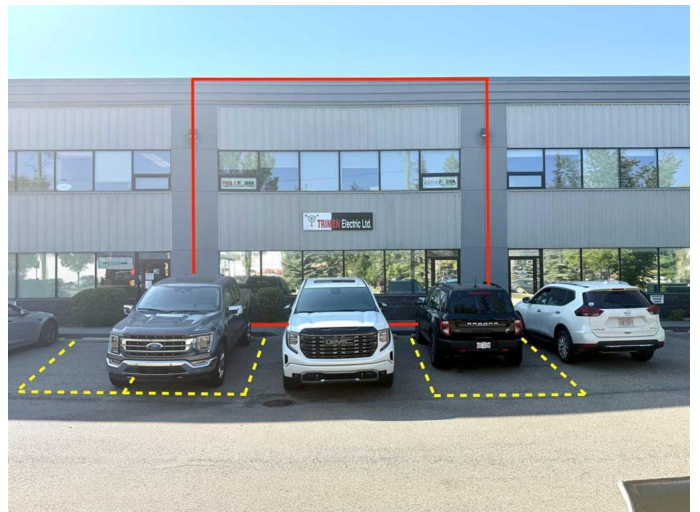
MLS® #A2258902

\$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 (120/208V 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
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Interior

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

Exterior

Roof	Metal
Construction	Metal Siding, Metal Frame, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Days on Market	19
Zoning	I-G

Listing Details

Listing Office

Century 21 Advantage

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