

\$899,000 - 214 Initiative Avenue Se, Calgary

MLS® #A1155405

\$899,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0 Acres

Shepard Industrial, Calgary, Alberta

Here is a great Industrial Bay in Calgary's SE Shepard Industrial. This listing consists of 2 bays 1780 sq/ft each for a total footprint of 3,500 sq. Ft. There are two reception areas, 3 offices, a coffee/break room, 2 bathrooms and a large mezzanine. The lighting has been upgraded to LED. The construction of the mezzanine has been fully permitted and the heating and cooling system to the office area was fully upgraded with full high velocity heat delivered to all office areas. A/C unit installed on the roof and fresh air return system also installed on the roof. In all the renovation work completed cost \$160,000.00. There are two 14-foot-high garage doors and two-man door to the back loading area. There is also a fenced in storage area directly behind the warehouse assigned to these units. The front of the building faces a large park and pond and there are 6 parking spots assigned to these two units. Great access to Technology Way and the Southeast Ring Road. Call today to view!

Built in 2012

Essential Information

MLS® #	A1155405
Price	\$899,000
Bathrooms	0.00
Acres	0.00
Year Built	2012



Type	Commercial
Sub-Type	Warehouse
Status	Active

Community Information

Address	214 Initiative Avenue Se
Subdivision	Shepard Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3S 0B7

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6

Interior

Heating	In Floor, Natural Gas, Combination, Overhead Heater(s)
Cooling	None

Exterior

Lot Description	Back Lane, Street Lighting, Paved
Roof	Flat
Construction	Metal Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2021
Days on Market	72
Zoning	DC

Listing Details

Listing Office	Courtesy Of OPTIMUM REALTY GROUP
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