# \$799,000 - 20, 12221 44 Street Se, Calgary

MLS® #A2255374

## \$799,000

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 a reception area, change rooms c/w showers, handicap washrooms 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 dance/fitness studio. Main floor is leased to a martial arts studio and the second floor leased to a dance/fitness studio. 100-amp service, ample allocated parking, fenced storage unit, and with a cap rate of 6.5% in 2025 escalating to higher % in 2026. The condo unit is professionally managed for a hands-off investment. See Brochure for more information. Neighbouring Unit #10 preferably can be sold together. (#A2255292)

Built in 2005

#### **Essential Information**

MLS® # A2255374 Price \$799,000

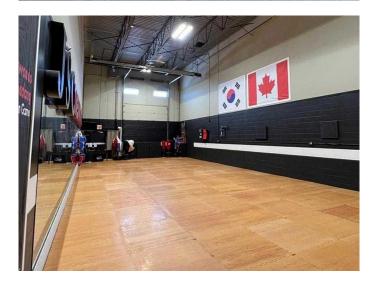
Bathrooms 0.00 Acres 0.00 Year Built 2005

Type Commercial

Sub-Type Industrial







Status Active

## **Community Information**

Address 20, 12221 44 Street Se Subdivision East Shepard Industrial

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 4H3

#### **Additional Information**

Date Listed September 8th, 2025

Days on Market 51
Zoning I-G

### **Listing Details**

Listing Office Associates Real Estate

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