

# \$825,000 - 20, 12221 44 Street Se, Calgary

MLS® #A2185013

**\$825,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

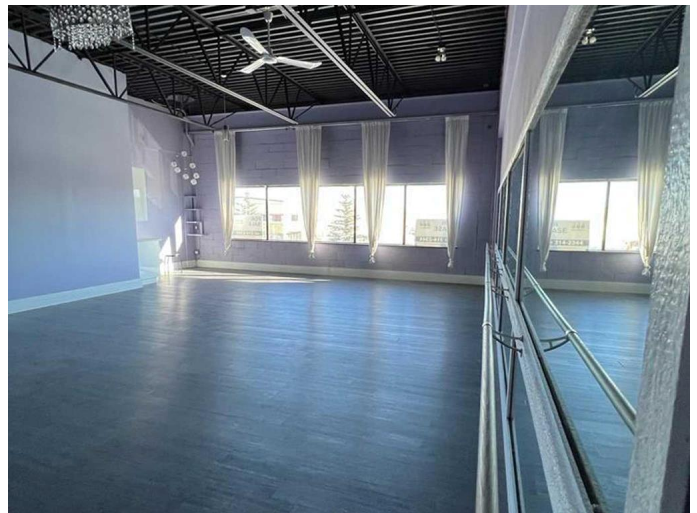
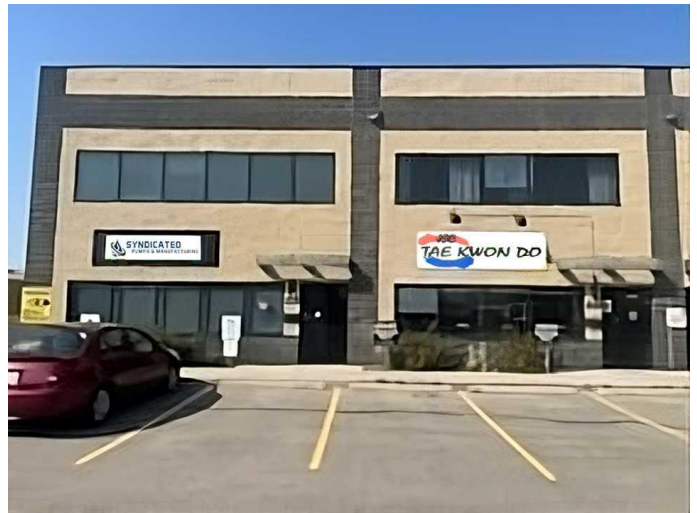
East Shepard Industrial, Calgary, Alberta

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 6.4% 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. (28135120)

Built in 2008

## Essential Information

MLS® #	A2185013
Price	\$825,000
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Commercial
Sub-Type	Industrial



Status	Active
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### 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	January 2nd, 2025
Days on Market	218
Zoning	I-G

### Listing Details

Listing Office	Greater Property Group
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