



www.keyz.ca  
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46, 314 Exploration Avenue SE  
Calgary, Alberta

MLS # A2200574



**\$895,000**

**Division:** Shepard Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,640 sq.ft.

**Zoning:** DC

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** Metal Frame, Metal Siding

**Water:** -

**Sewer:** -

**Inclusions:** 53 x 8 Storage Trailer, Explornet, Air Compressor, Security Cameras

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** Landscaped, Level

End Cap Shop (2,640 sf) with fenced yard (6,720 sf) located in Shepard Industrial Park. Great access to Deerfoot, Glenmore and Stoney. Yard comes with 53 x 8 storage trailer at the end of the yard. Shop has 14 x 16 drive-in overhead door and 200 amp power. Make this your new location.....