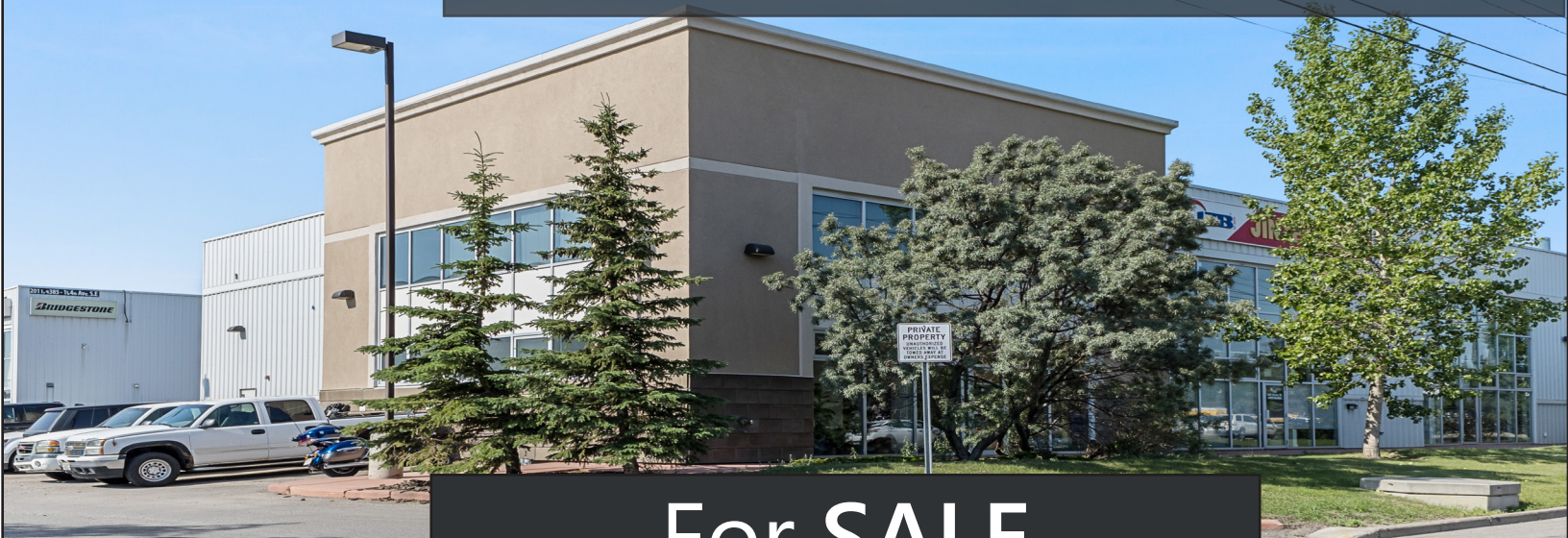


1010, 4385 104 Ave SE



For SALE

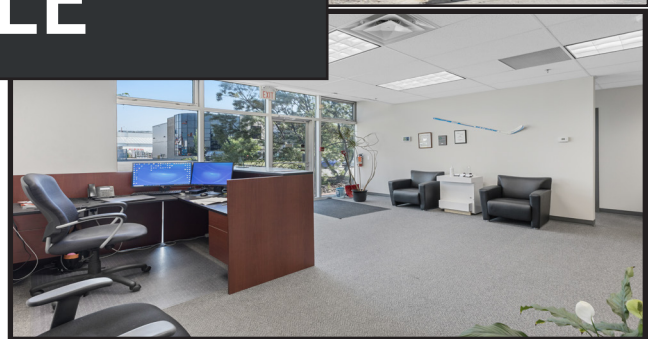
Property Features

Total Size: 4,385 sq.ft.
Main Floor Office: 1,882 sq.ft.
Warehouse: 796 sq.ft.
Second Floor Office: 1,707 sq.ft.

Zoning: I-G
Loading: 1 Drive In
Power: TBV

Asking Price: \$889,900.00
Taxes: \$14,393.90 (2024)
Condo Fees: \$861.59/month

Location: East Shepard Industrial- Easy access to Barlow Trail, Deerfoot Trail, Glenmore Trail, 52nd Street, and 114 Avenue SE.



CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6
403-291-0425 www.cmsrealestateltd.com

Gerry Macdonald - Broker, CCIM
403-291-0425
gm@cmsrealestateltd.com

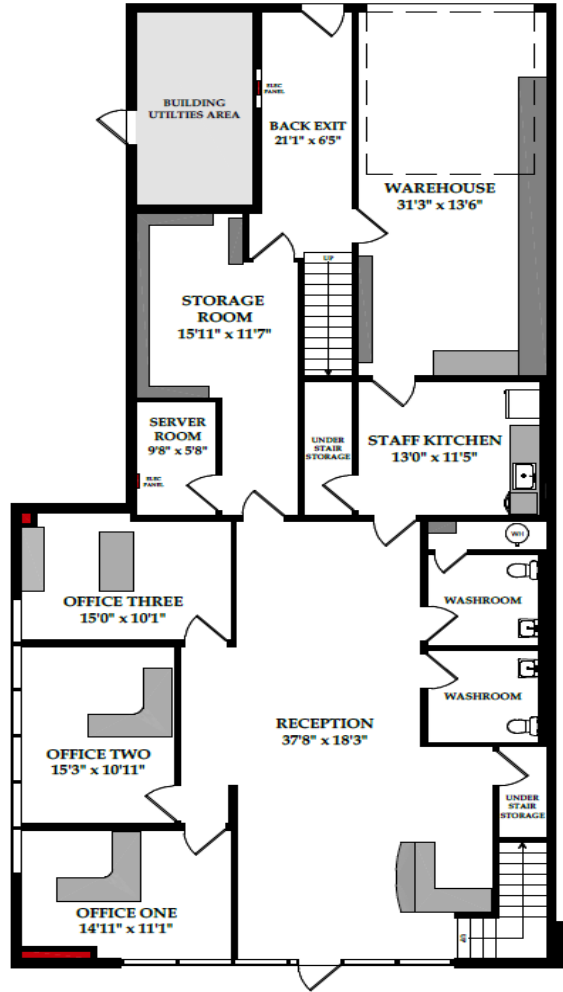
Gerry Macdonald Jr. - Associate Broker
403-219-0161
gmr@cmsrealestateltd.com

Jessica Macdonald - Associate
403-219-0155
jessica@cmsrealestateltd.com

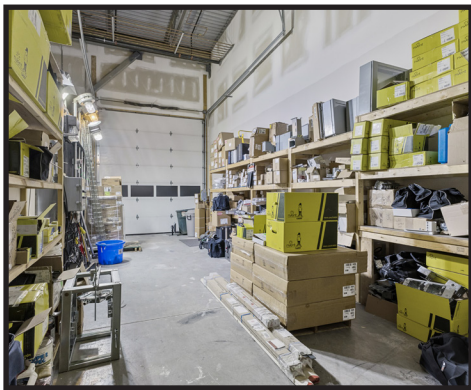
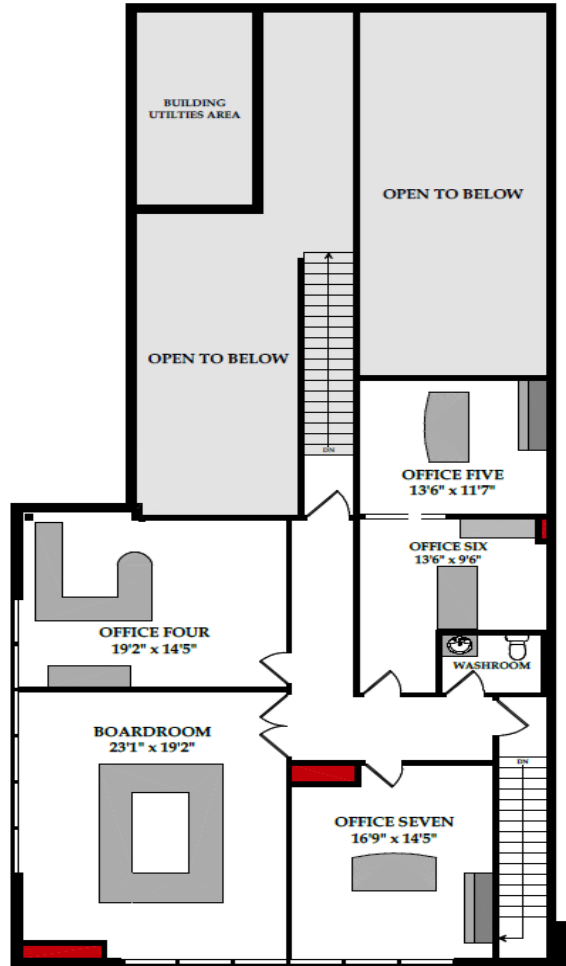
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MAIN FLOOR PLAN



SECOND FLOOR PLAN



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403-291-0425

gmac@cmsrealestateltd.com

Gerry Macdonald Jr. - Associate Broker

403-219-0161

gmacjr@cmsrealestateltd.com

Jessica Macdonald - Associate

403-219-0155

jessica@cmsrealestateltd.com

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