

# FOR SALE

**2,640 SF**  
Industrial Condo Bay  
c/w 6,720 SF YARD



**BAY 46, 314 EXPLORATION AVENUE SE**  
Calgary, AB

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# PROPERTY OVERVIEW

**\$895,000**

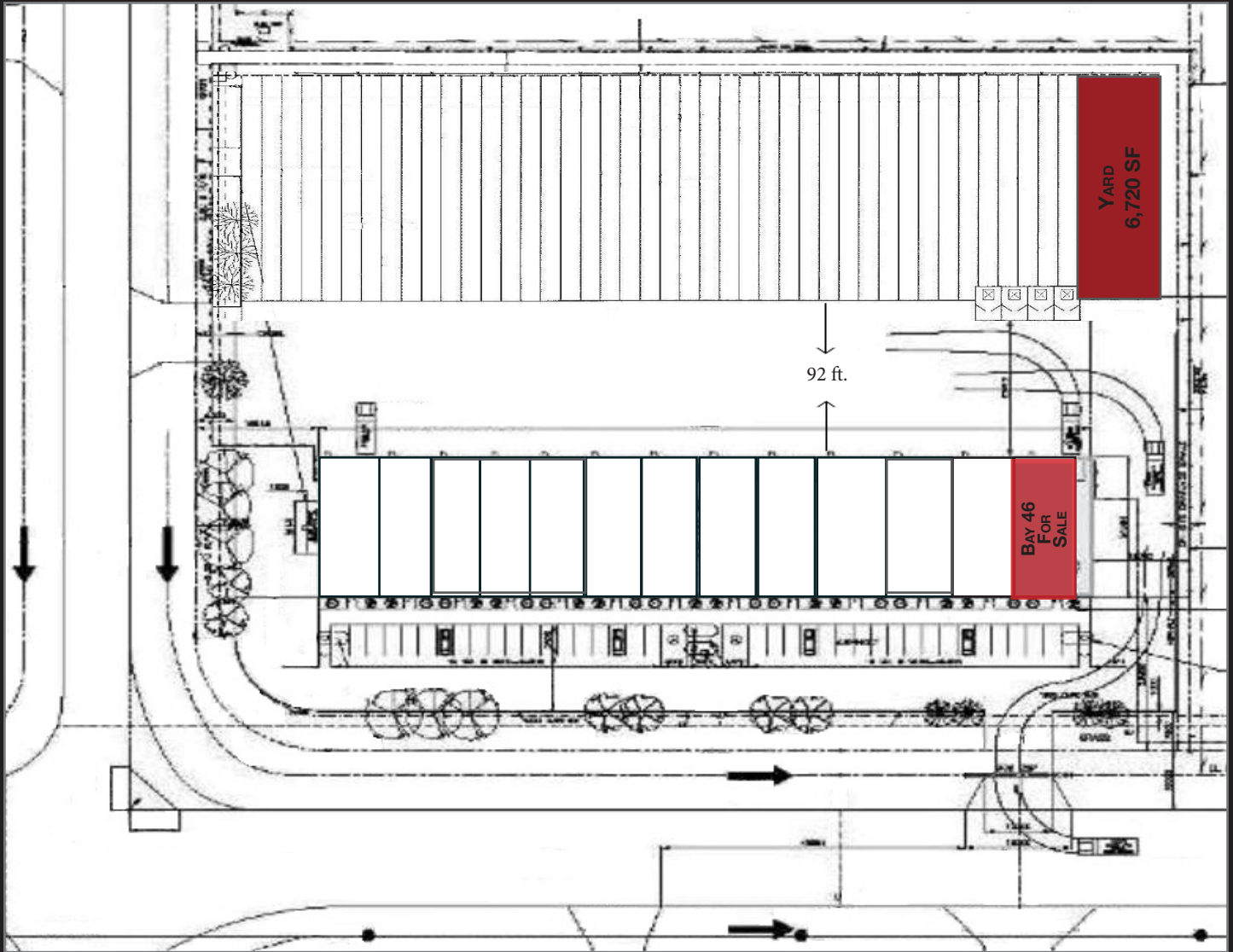
## Property Overview

■ Size:	2,640 SF (33' x 80')	■ Legal:	Plan 1312383 Unit 13
■ Yard:	6,720 SF (48' x 14')	■ Zoning:	DC-56
■ Power:	200 Amp	■ Parking:	3 Front/ 2 Rear
■ Loading:	1 - DI (14' x 16')	■ Taxes:	\$14,690.79 (2024)
■ Ceiling Height:	22 ft.	■ Condo Fees:	\$980/mth
■ Heating/AC:	Forced air, MUA	■ Possession:	July 1, 2025
■ District:	Shepard Industrial Park		

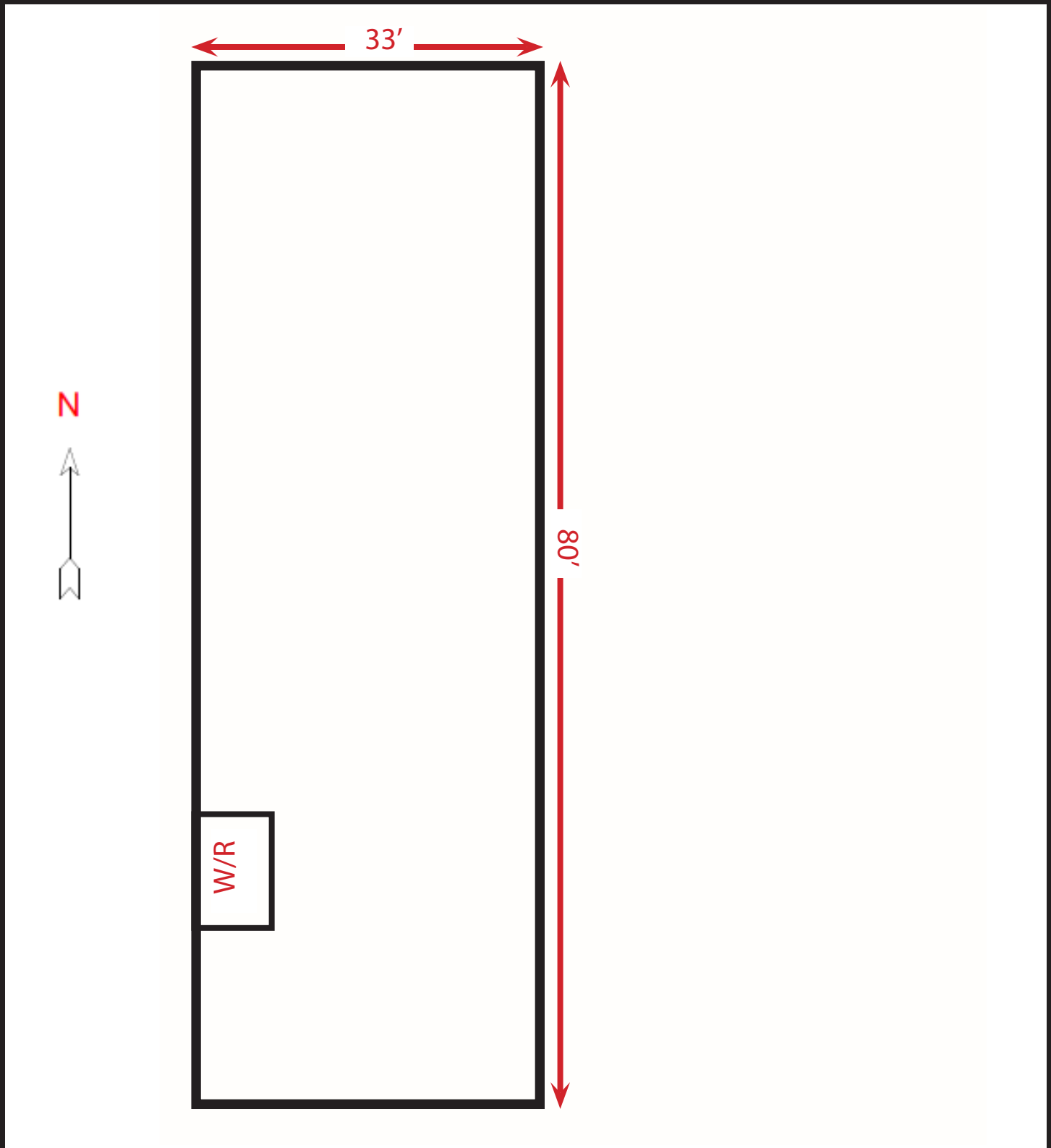
## Property Features

- Conveniently located end cap industrial bay with excellent access to Stoney & Glenmore Trails
- Additional covered storage trailer, 53' x 8' at rear of yard
- Air compressor, Explornet internet and cameras can stay

# SITE PLAN



# FLOOR PLAN



# AREA MAP



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