

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

MLS® #A2185013

**\$825,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

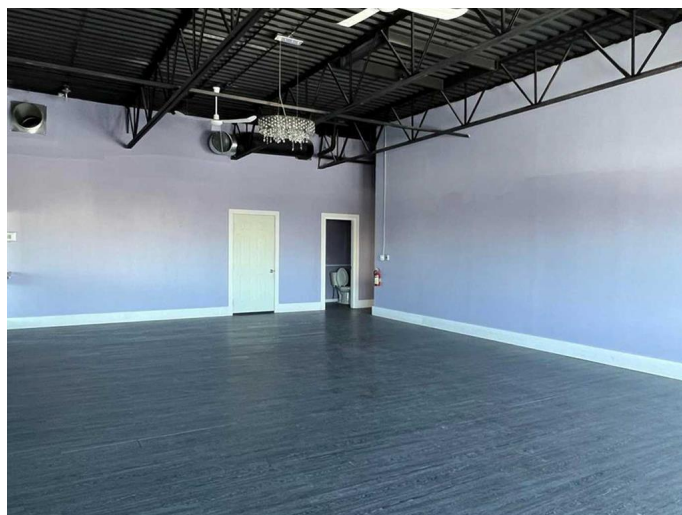
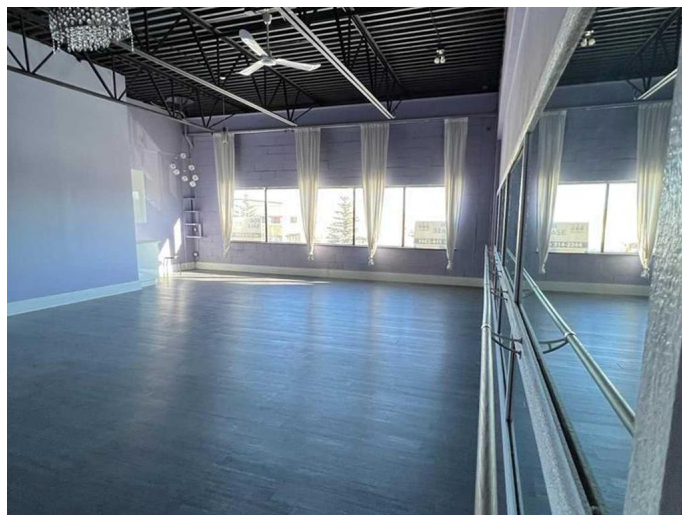
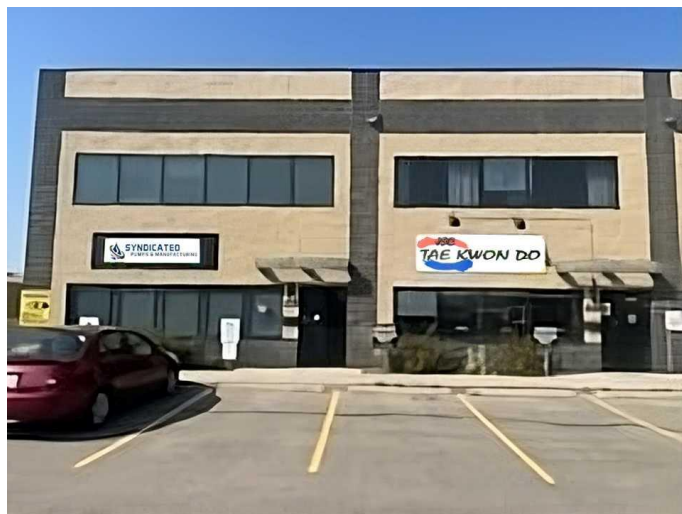
East Shepard Industrial, Calgary, Alberta

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 5.7% in 2024 escalating to 6.0% in 2025. 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

### 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 99  
Zoning I-G

### Listing Details

Listing Office Greater Property Group

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.