

102, 10748 74 Street SE
Calgary, Alberta

MLS # A2127177



\$795,000

Division: East Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,319 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Hunter Douglas Window Treatments

This premier corner unit overlooking onto 74 Street SE is a modern concrete tilt-up building construction that includes an expansive warehouse area equipped with drive-in door. This unit also offers 1,650 square feet of elegantly designed office space spread over two levels. The ground level features include a well-appointed kitchenette, a display showroom, two private offices, and a washroom facility. The upper floor boasts an open office layout, an additional private office, a full kitchen, and a washroom complete with a shower. Unit amenities include premium polished concrete flooring in office areas, Hunter Douglas window treatments throughout, energy efficient T5HO lighting, radiant heating, HVAC for climate control, and an ESFR sprinkler system. Features of this unit include great signage opportunities on the building's South and West facades, and it is strategically located with easy access to Stoney Trail SE, 52nd Street SE, 114 Avenue SE, and 106 Avenue SE, facilitating convenient ingress and egress.