

**321, 10820 24 Street SE  
Calgary, Alberta**

**MLS # A2166975**



## \$899,900

**Division:** Shepard Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,924 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Exceptionally well built industrial condominium. Concrete block construction, end-unit with office glazing wrapping 2 sides of unit. Concrete 2nd floor. High end finishings throughout the office component. Well appointed offices, boardroom, kitchenette, handicap washroom and reception. Functional warehouse with concrete mezzanine. 12' X 12' drive-in door. Double row parking. Great location with quick access to Deerfoot Trail or Glenmore Trail, via 24th Street SE. Area also includes an abundance of amenities.