

PRICE REDUCED!

Corner Unit Industrial Condo Bay for Sale

OPPORTUNITY SUMMARY

Unit 3 at 4351 104 Avenue SE offers ±5316 SF of highly functional industrial space in one of Calgary's most sought-after light industrial corridors. Built in 2006, this end-unit features a warehouse portion as well as dedicated office space on both the main floor and mezzanine. Located in East Shepard Industrial, the property benefits from excellent connectivity to Glenmore Trail, Barlow Trail, Deerfoot Trail, and Stoney Trail, ensuring efficient logistics and commuter access. The unit benefits from ample space along the side and rear, offering convenient loading access, additional rear parking, and a grade-level drive-in door—making it well-suited for a wide range of industrial uses. With low operating costs and strong market demand, this property presents a compelling opportunity for businesses seeking ownership.

PROPERTY DETAILS

LEGAL ADDRESS	0613509; 3
SUBDIVISION	East Shepard Industrial
YEAR BUILT	2006
TOTAL UNIT AREA	±5,316 SF (TBV)
WAREHOUSE AREA	±2,430 SF (TBV)
MEZZANINE AREA	±656 SF (TBV)
OFFICE AREA	±2,230 SF (TBV) (±1,305 SF Main Floor, ±925 SF Second Floor)
LOADING	1 Drive-in Door
CEILING HEIGHT	22' Clear
POWER	250 Amp, 3 Phase
PARKING	6 Assigned Stalls
ZONING	I-G (Industrial General)
PROPERTY TAXES	\$21,075.52 (2025)
CONDO FEES	\$1,000 /Month
ASKING PRICE	\$1,100,000 \$1,025,000

November 18, 2025

For more information,
please contact:



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PROPERTY LOCATION

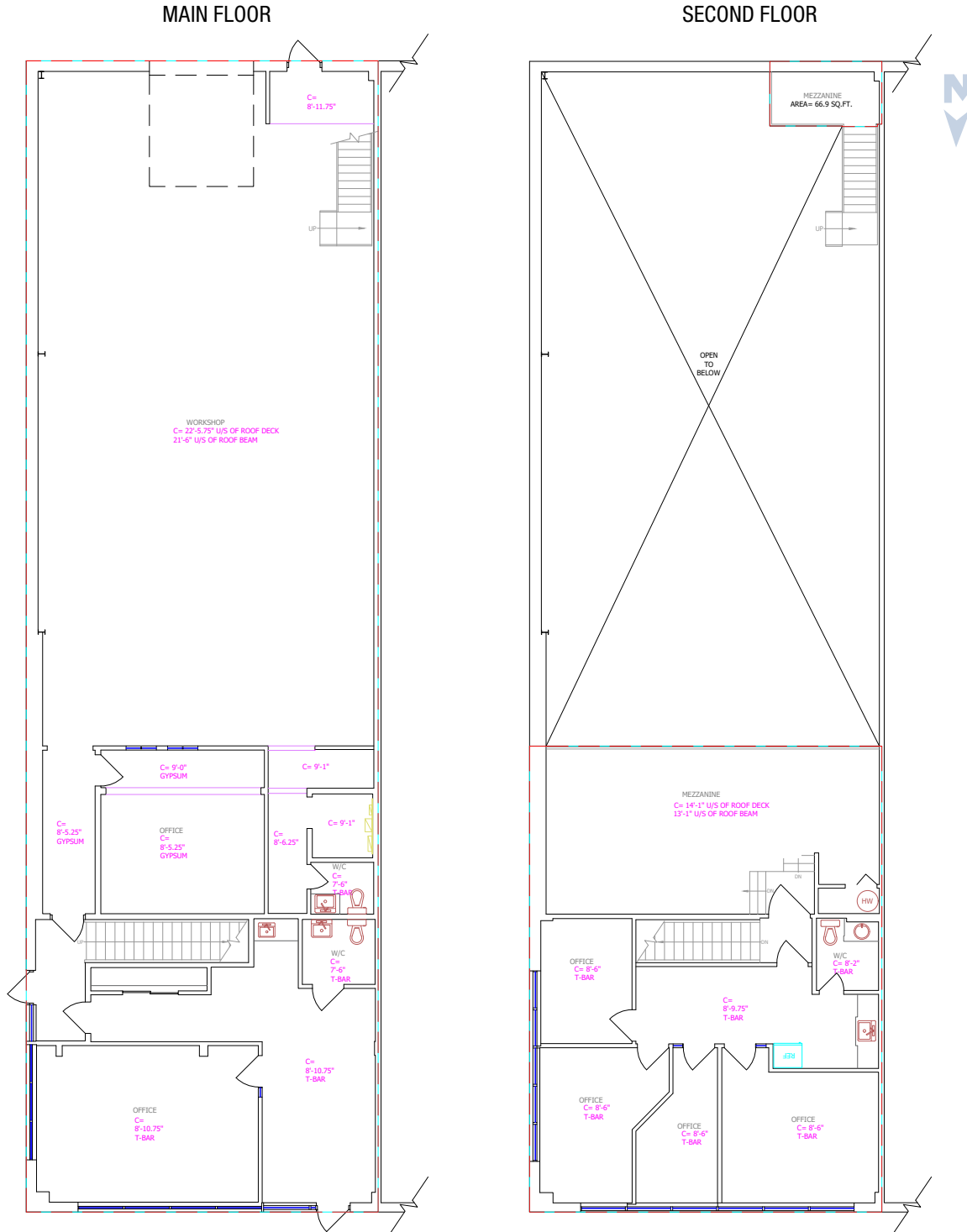


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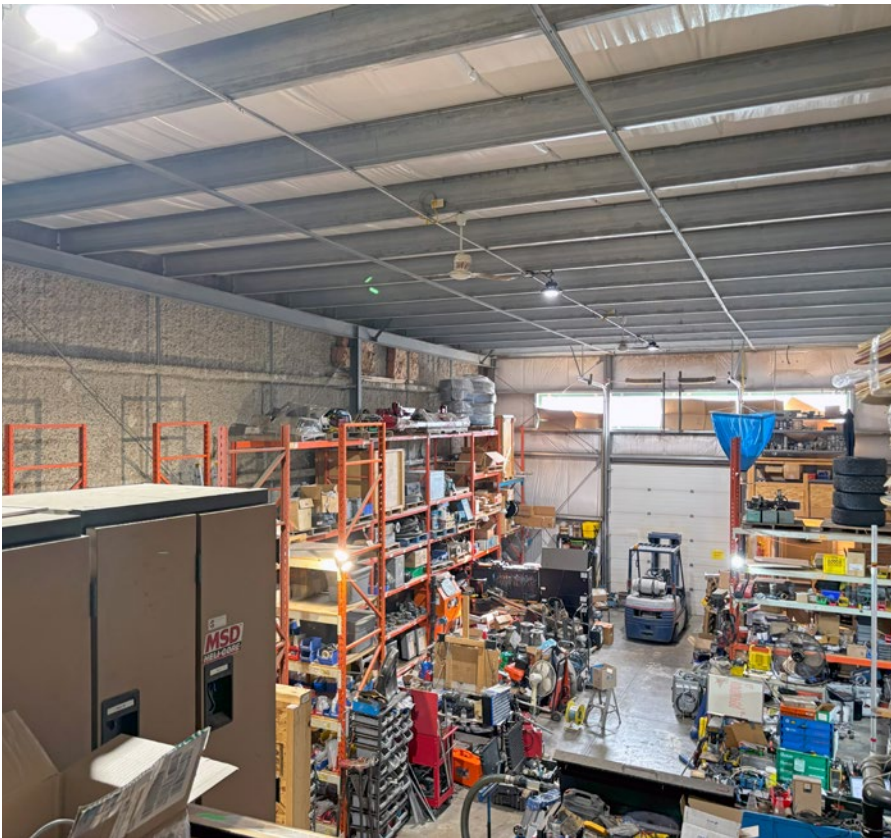
FLOOR PLANS



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