

10504 42 Street SE  
Calgary, Alberta

MLS # A2108425



# \$3,750,000

**Division:** Shepard Industrial

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,332 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** call lister directly

Click brochure link for more info\*\* Exceptionally rare purchase opportunity. Highly developed with unique layout, & silicon valley type open/collaborate improvements, ideal for creative occupiers (designers, architects, software development, engineers, etc.). Standalone building; directly adjacent to city transit stop. Ample parking / yard area. Dock and drive-in loading. 3 mins Access to Deerfoot Trail north and south 6 mins. Access to Stoney Trail SE via 114 Avenue 17 mins. Downtown Calgary 29 mins To Calgary International Airport (YYC).