

\$795,000 - 102, 10748 74 Street Se, Calgary

MLS® #A2127177

\$795,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

East Shepard Industrial, Calgary, Alberta

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.

Built in 2017

Essential Information



MLS® #	A2127177
Price	\$795,000
Sold Price	\$750,000
Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	102, 10748 74 Street Se
Subdivision	East Shepard Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 5N6

Additional Information

Date Listed	April 29th, 2024
Date Sold	November 26th, 2024
Days on Market	210
Zoning	I-G
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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