

# \$1,050,000 - 150, 10615 48 Street Se, Calgary

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MLS® #A2222025

**\$1,050,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

East Shepard Industrial, Calgary, Alberta

A fantastic opportunity to own a well-maintained beautiful commercial warehouse unit. This condo warehouse comes with a 3,352 sqf warehouse area and a 2nd floor 1,001 sqf office. Combined for a 4,353 usable space. Featuring an oversized office glazing, in office shower as well as security blinds on the main floor to name a few. Perfectly located in the industrial area of the East Shepard community. Quick access to Barlow Trail, 52nd Street and 5 minutes to Deerfoot. Boasting a 20'™ clear ceiling, 200-amp power, large drive-in 14x14 bay door as well as a brand new roof that was replaced in 2024. Built in 2008 that still looks like new today. You have everything you need to start, expand, or relocate your business.



Built in 2008

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2222025    |
| Price      | \$1,050,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2008        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 150, 10615 48 Street Se |
| Subdivision | East Shepard Industrial |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2C 2B7                 |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 87             |
| Zoning         | I-G            |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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