

Industrial for Sale

11450 – 29th Street SE, Bay 117

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Rethinking Commercial Real Estate



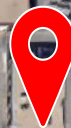
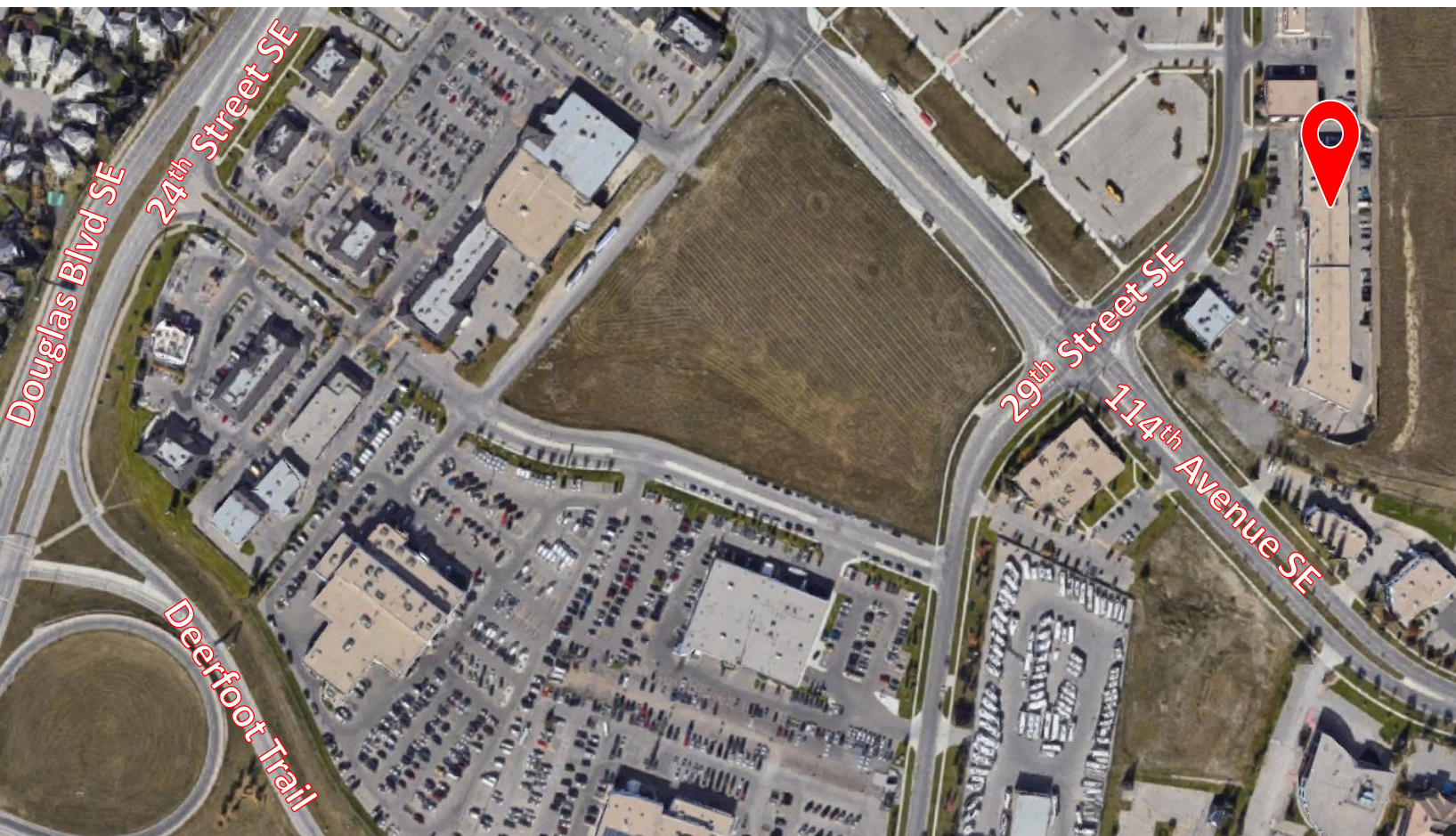
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Address:	11450 – 29th Street SE, Bay 117
Zoning:	I-C (Industrial Commercial)
Subdivision:	Shephard Industrial
Legal Description:	0111977;4
Year Built:	2000
Parking:	Eight (8) spots
Total Area:	2,153 SqFt.
Taxes:	\$13,928.47
Condo Fees:	\$937.75
Sale Price:	\$699,000.00

- Excellent location in the Douglasdale Auto Mall, which sides onto the busy 114th Avenue SE.
- Several car dealerships in the immediate area, as well as shopping and quick access to Deerfoot and Barlow Trails.
- With 16 units in the complex, mostly automotive.
- Rare 2,153 SqFt. industrial/automotive drive-thru bay with two (2) full length pits as well as two (2) hoists.
- Sale includes all the equipment, but not the owner's tools (List to be supplied on request).
- Intake and exhaust in the bay already.

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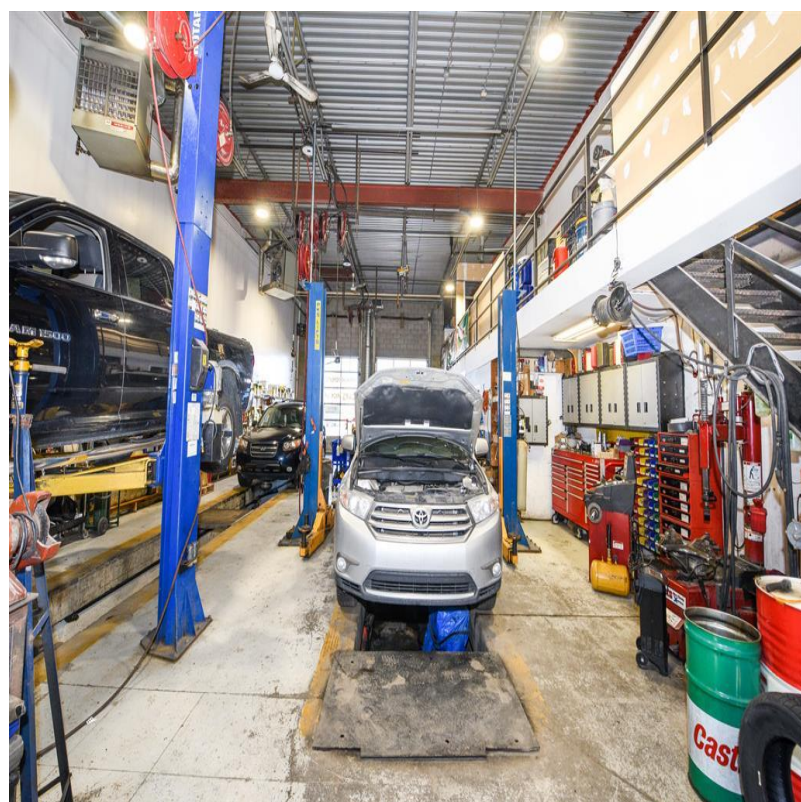
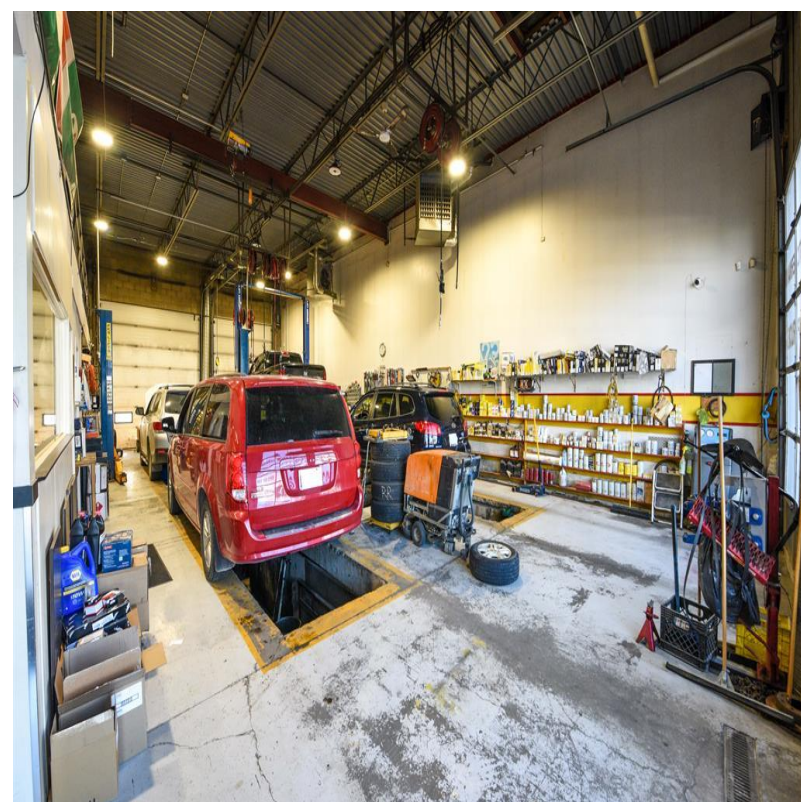
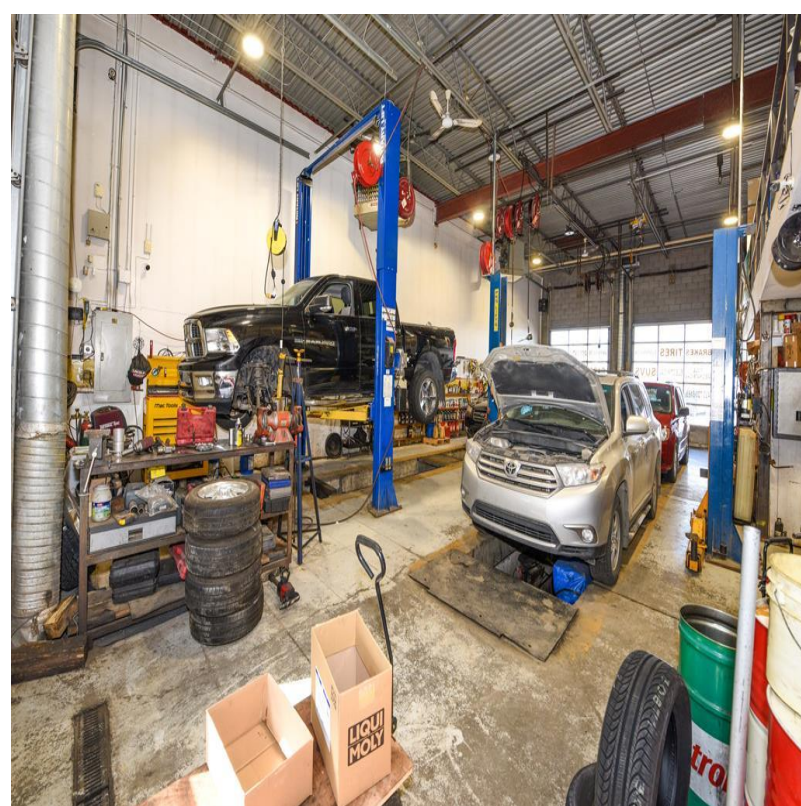
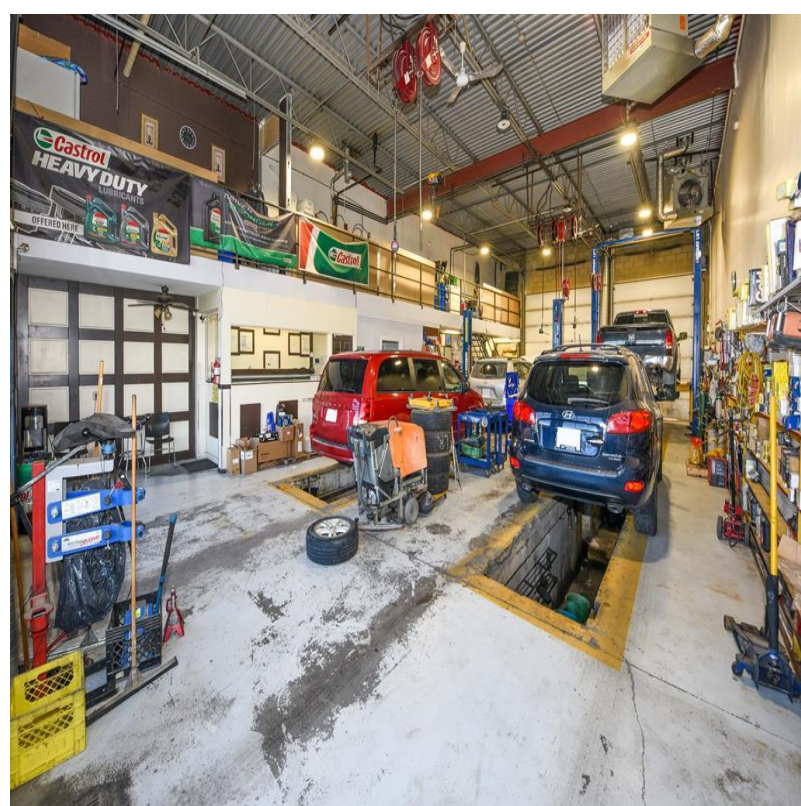


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