

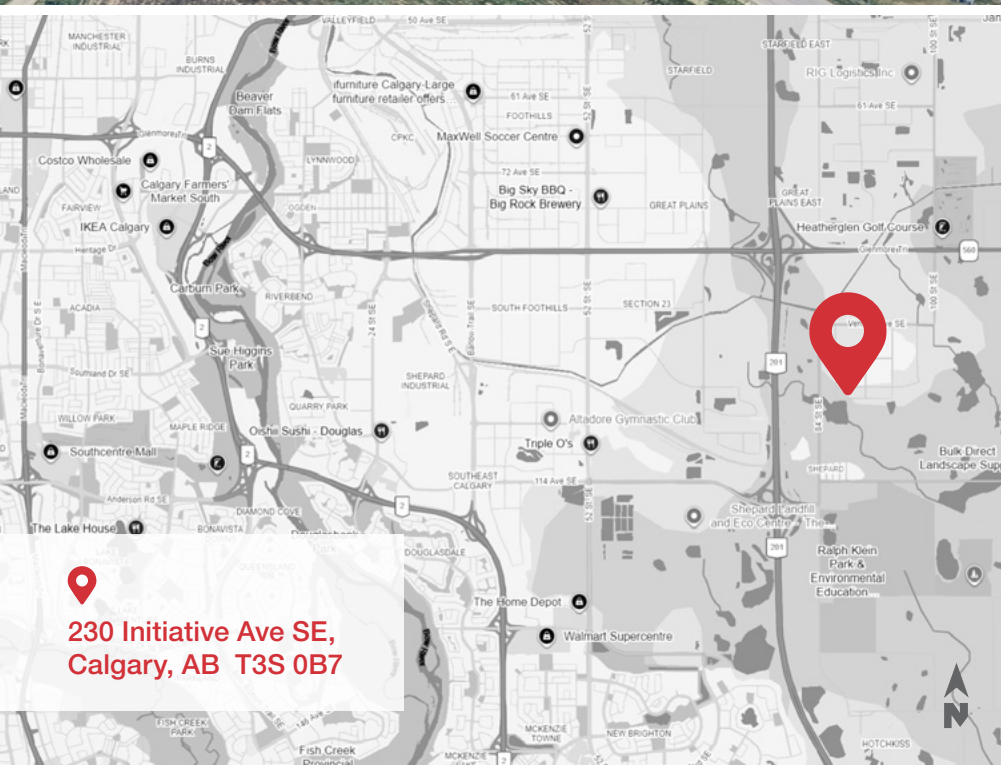


Industrial Flex Condo Bay with Yard

For Sale / Lease | 230 Initiative Avenue SE, Calgary, AB T3S 0B7

PROPERTY HIGHLIGHTS

- Fully improved industrial bay featuring a functional mix of office, warehouse, and exclusive yard space
- High-quality air-conditioned office build-out with abundant natural light
- ±1,438 SF of combined office space across the main and second floors, with number of private offices
- ±1,000 SF warehouse area with 20' clear ceiling height and drive-in loading
- Equipped with security cameras and TELUS Fibre connectivity
- Exclusive fenced yard area providing additional outdoor storage capability
- Bonus mezzanine space of approximately ±100 SF for additional storage
- Functional layout ideal for businesses requiring both administrative space and warehouse operations under one roof
- Washer hook-up, sink and sump in the warehouse area
- Located within the established Shepard Industrial Park with convenient access to Stoney Trail, Glenmore Trail SE, and 84 Street SE
- Ample additional street parking available
- General industrial setting supporting a wide range of commercial and industrial users



**230 Initiative Ave SE,
Calgary, AB T3S 0B7**



ADVENT COMMERCIAL REAL ESTATE CORP.

ABOUT THE PROPERTY

DISTRICT	Shepard Industrial Park
LEGAL DESCRIPTION	Condo Plan 1113644; Unit 24
MAIN FLOOR OFFICE	±750 SF
2ND FLOOR OFFICE	±688 SF
WAREHOUSE	±1,000 SF
BONUS MEZZANINE	±100 SF
TOTAL AREA	±2,438 SF
YARD AREA	±1,250 SF (TBV)
LEASE RATE	\$16.00 PSF
SALE PRICE	\$654,900
CONDO FEES	\$511 per month
OP COSTS	\$7.39 PSF (2026)
TAXES	\$11,892 (2026)
LOADING	1 Drive-In Door (12' W x 14' H)
CEILING HEIGHT	20' Clear
POWER	225 Amp @ 240 Volt, 3 Phase (TBV)
AVAILABILITY	Immediate Possession

For more information,
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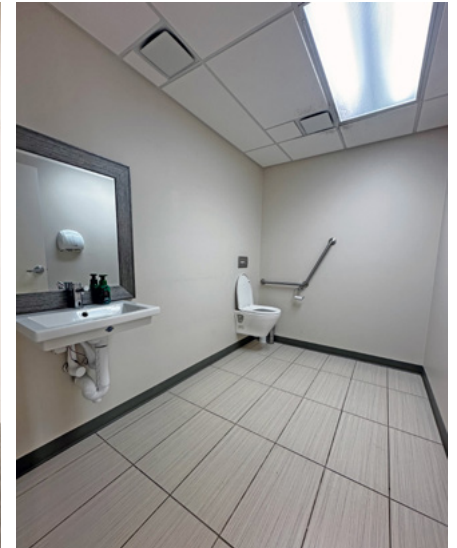


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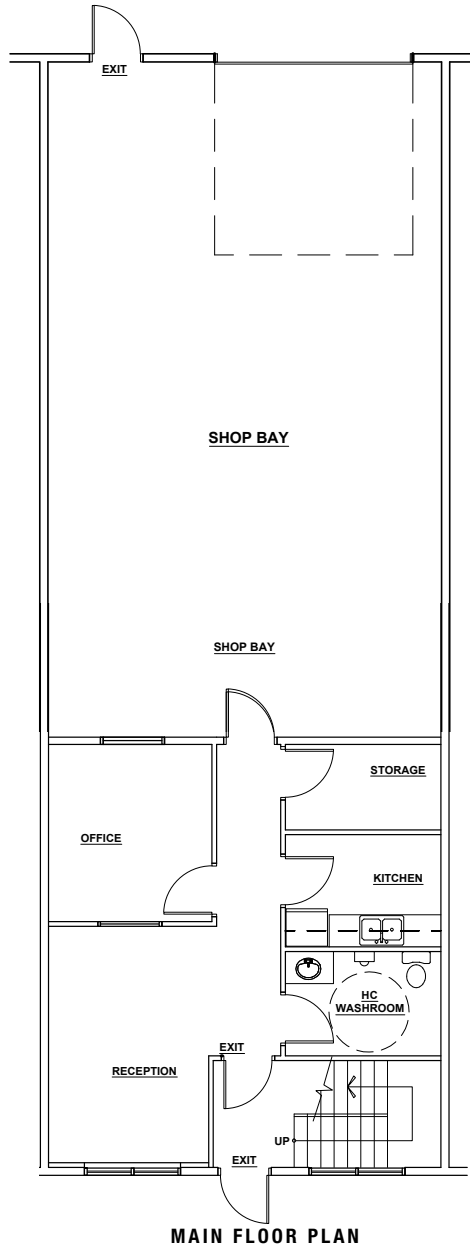


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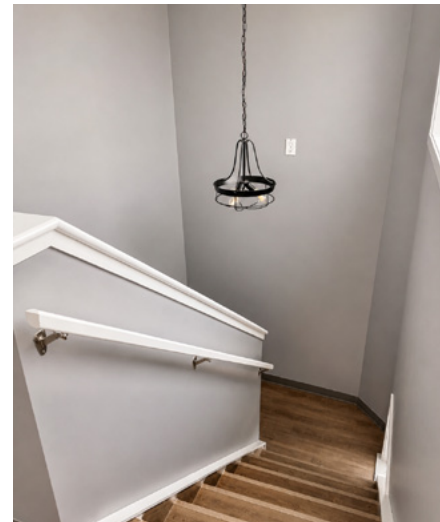
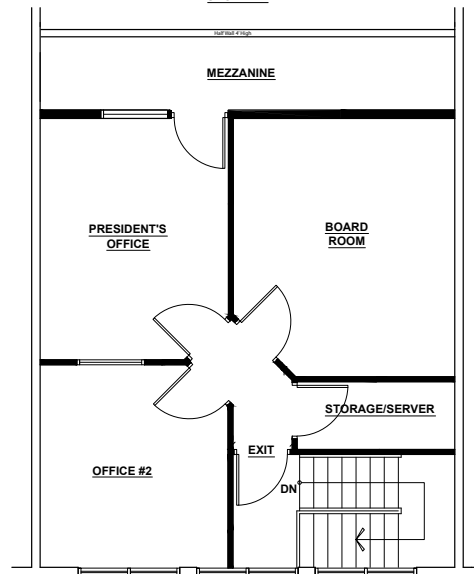
PROPERTY PHOTOS



PROPERTY FLOOR PLANS



SHOP BAY





ADVENT COMMERCIAL REAL ESTATE CORP.

Industrial Condo Bay for Sale / Lease

Owner-User Opportunity | Unit #2111, 4416 64 Ave SE, Calgary, AB T2C 2B3

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