

# \$19 - 112, 2850 107 Avenue Se, Calgary

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MLS® #A2240384

## \$19

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.65 Acres

Shepard Industrial, Calgary, Alberta

End-cap unit built in 2006 offering 2,261 SF of rentable space, including 1,466 SF of warehouse and 795 SF of main floor office. Also includes a bonus 795 SF of second-level, fully built-out office space at no additional charge. The unit features multiple offices, a boardroom, storage, and washrooms on both levels. The warehouse offers 24' clear height to the joists and one grade-level drive-in door. Located near Quarry Park amenities (restaurants, CO-OP, library, YMCA) with excellent access to Barlow Trail, Deerfoot Trail, and 114th Ave SE. Lease rate: \$18.50 PSF. Available September 1.



Built in 2008

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2240384   |
| Price      | \$19       |
| Bathrooms  | 0.00       |
| Acres      | 1.65       |
| Year Built | 2008       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 112, 2850 107 Avenue Se |
| Subdivision | Shepard Industrial      |
| City        | Calgary                 |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Z 3R7 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 35              |
| Zoning         | I-G             |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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