

# \$895,000 - 46, 314 Exploration Avenue Se, Calgary

MLS® #A2200574

## \$895,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Shepard Industrial, Calgary, Alberta

End Cap Shop (2,640 sf) with fenced yard (6,720 sf) located in Shepard Industrial Park. Great access to Deerfoot, Glenmore and Stoney. Yard comes with 53 x 8 storage trailer at the end of the yard. Shop has 14 x 16 drive-in overhead door and 200 amp power. Make this your new location.....

Built in 2011

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2200574   |
| Price      | \$895,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2011       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 46, 314 Exploration Avenue Se |
| Subdivision | Shepard Industrial            |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3S 0C1                       |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5 |
|----------------|---|



## Interior

Heating Forced Air, Natural Gas

## Exterior

Lot Description Landscaped, Level  
Construction Metal Frame, Metal Siding  
Foundation Poured Concrete

## Additional Information

Date Listed March 8th, 2025  
Days on Market 5  
Zoning DC

## Listing Details

Listing Office Royal LePage Solutions



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