

# \$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 21  
Zoning DC

## Listing Details

Listing Office Royal LePage Solutions



Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

