

# \$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            44  
Zoning                      DC

**Listing Details**

Listing Office              Royal LePage Solutions



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