



**21, 224 INITIATIVE Avenue SE, Calgary, Alberta - \$634,000**



## Property Description

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Owner user or Investment property. Office buildout on 2 levels. 2884 sq. ft. in total of main floor showroom, 850 sq. ft. /850 sq. ft. Main floor 1809 Sq. FT. with 22' clear ceiling height, Main floor bathroom. Second floor bathroom and kitchen, storage, Entrance stairs to the to upper area from shop. 2023 property taxes \$9,359.35. Condo fees \$427.89 per month. Fenced storage yard at the back of the building. Easy access in Shepard Industrial area.

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: RE/MAX Landan Real Estate*