



**GRASSROOTS**  
REALTY GROUP

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**415 Monument Place SE  
Calgary, Alberta**

**MLS # A2215165**



**\$3,650,000**

**Division:** Meridian

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 13,092 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.19 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

ONCE IN A GENERATION opportunity to purchase an inner-city industrial property with sweeping views of the Calgary skyline and the beautiful Rocky Mountains! Sitting atop a ridge line, this property is an incredible redevelopment opportunity. Although the building is functional and still in use by the current owner, there is so much more that can be done with this site. And where else can you find an industrial lot with this large of a yard within a five minute drive of the downtown core? It comes with a clean Phase 1 environmental report completed in 2025, and a compliant RPR report from 2016. Priced dropped to below formal appraisal value until July 31st, 2025, to motivate buyer for quick sale!