



**GRASSROOTS**  
REALTY GROUP

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**340 50 Avenue SE**  
**Calgary, Alberta**

**MLS # A2220435**



**\$22 per sq.ft.**

**Division:** Manchester Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

A vacant space for lease. Suitable for various business uses such as a DAYCARE(4,100sqft), massage therapy, spa, tattoo, medical clinic, chiropractic, nail salon, acupuncture, art or dance studio, and Pilates. Individual office spaces are available on the second floor. All types of businesses are welcome. Available space ranges from 2,000 to 4,100 sq.ft. The operating costs include property tax, parking, all utilities, and internet. The recent window replacement is finished.