



GRASSROOTS
REALTY GROUP

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**4013 Brandon Street SE
Calgary, Alberta**

MLS # A2221796



\$3,250,000

Division: Manchester Industrial

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 15,192 sq.ft.

Zoning: I-G

Heating: Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat Torch Membrane, See Remarks

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: 0.76 Acre

Sewer: -

Lot Feat: -

Inclusions: All equipment on site is included in the sale.

A remarkable opportunity here presents itself. A 15000+ sq ft industrial space that was fully built out for a licensed cannabis business. Over 6M was spent on the build out. Could be converted back to a standard warehouse if needs be. Full concrete construction, newer HVAC/Make up Air units, over 14' ceiling height. Ideally a new group will come in and continue with the current use. Building was approved by Health Canada and was built to the required spec. 1200 AMP service. Owners are willing to lease or sell the building.