



**GRASSROOTS**  
REALTY GROUP

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**MLS # A2227964**

**Calgary, Alberta**



**\$349,900**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Printing,Retail
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,000 sq.ft.
<b>Zoning:</b>	I-G

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

1,000 sf IG zoned light industrial bay for sale in the NE quadrant of the city. Located just off of 36 St and Memorial Drive. This bay is a great opportunity for an owner user with low investment to operate and run their business. Drive-in overhead door, 18 ft ceiling, 100 amp with low condo fees. Condo board does permit automotive use in the complex. All tours by appointment only.