



**GRASSROOTS**  
REALTY GROUP

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3161, 2920 Kingsview Boulevard SE  
Airdrie, Alberta

MLS # A2231218



**\$24 per sq.ft.**

Division: Kingsview Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,475 sq.ft.

Zoning: IB-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.04 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

Main floor Commercial Bay for lease including 1475 sqft of open space. There are plenty of opportunities to complete a custom-built space for your business. This unit also comes complete with a washroom, great lighting and a large store front. The current zoning is IB-1 in this mixed-use complex with many classifications for your business including Business Support, Financial Services, Health Care Limited, Office, Public Assembly, Restaurant and many more. There is plenty of parking and great access off the new 40th Ave overpass. Monthly lease cost is Net lease \$2950.00 + \$230.00 condo fee + \$275.00 prop tax = \$3455.00 Plus gst, plus utilities, plus internet.