



**GRASSROOTS**  
REALTY GROUP

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**35, 5080 12A Street SE**  
**Calgary, Alberta**

**MLS # A2242533**



**\$500,000**

**Division:** Highfield

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,308 sq.ft.

**Zoning:** I-G

**Heating:** Boiler, In Floor, Make-up Air, Overhead Heater(s), Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** TBD

Excellent warehous Opportunity in Highfield! Prime location near Chinook Centre and major traffic routes, offering exceptional access and convenience. This versatile warehouse condo features in-floor heating, a 10-foot wide overhead door, and a 2-piece bathroom on the main floor. The mezzanine level includes a 3-piece bathroom rough-in, providing flexibility for future development. Previously home to a cabinet-making business for over 20 years, this well-maintained space is ideal for a wide range of light industrial or commercial uses. The current owner is relocating due to expansion, creating a unique opportunity for the next owner to step into a functional and well-situated space. Select equipment is available for purchase. Don't miss your chance—book a private showing today!