



**GRASSROOTS**  
REALTY GROUP

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**E, 320 65 Avenue SE  
Calgary, Alberta**

**MLS # A2243809**



**\$16 per sq.ft.**

**Division:** Manchester Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,257 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This 2,257 Sq. Ft. bay is on 65 Avenue with direct Exposure to Glenmore Trail W. Excellent South Central location, just a short walk from Chinook Transit Station, Chinook Centre, quick access to Glenmore Trail, Blackfoot Trail, Macleod Trail, downtown and the surrounding SE/SW communities. The zoning allows for light industrial uses. Great parking and access to the space at the front and rear including a drive in overhead door. The unit is equipped with 2 offices, reception area, storage, bathroom, kitchenette, mezzanine, 2 compartment sump, 100 AMP Service (TBV), Make Up Air unit (CFM TBV) and warehouse space. Fenced yard is leased for an additional amount of \$500 per month. Please click the brochure link for further info!