



**GRASSROOTS**  
REALTY GROUP

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4517 1 Street SE  
Calgary, Alberta

MLS # A2246910



**\$2,500 per month**

Division:	Manchester Industrial
Type:	Industrial
Bus. Type:	Bakery, Butcher, Candy/Cookie, Deli/Catering, Doughnut, Fast Food, Food & Bev
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	Culinary Coworking
Size:	10,700 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	None		

Welcome to Culinary Coworking&copy; &mdash; a premier 10,700 sqft AHS Certified, chef-designed commercial kitchen thoughtfully crafted to support a wide range of culinary businesses. Whether you're a food entrepreneur, caterer, or small-batch producer, our kitchen offers a professional and collaborative environment tailored to your success. Our space features 19 distinct zones or "workstations," each perfectly sized to serve as your dedicated home base while using our top-tier kitchen facilities and equipment. Every member receives unique access to our intuitive online booking system, enabling you to reserve your preferred workstation as well as any specialized equipment required during your Kitchen-Hours. From mixers to ovens, our kitchen is fully stocked with all general food prep tools, which are freely available for member use. At Culinary Coworking&copy;, community is at the heart of what we do. We nurture a culture of respect, collaboration, and mutual support among our members, encouraging inspiring entrepreneurs to connect, share ideas, and grow their businesses within this vibrant hub. Members also enjoy access to desk and administrative spaces while booked in the kitchen, allowing seamless workflow between cooking and business tasks. Your membership includes all essential utilities: electricity, natural gas, water/sewer, trash removal, and high-speed WiFi. Key features include: AHS Approved and fully compliant with health and safety standards Climate-controlled environment with air conditioning to ensure comfort year-round 24/7 access with monitored video security for your peace of mind Commercial-grade equipment built to withstand heavy use and deliver consistent results A dedicated commercial dishwashing area for efficient cleaning Secure racking storage to keep your ingredients and

tools safe Comprehensive storage options including dry storage, cooler, and freezer units Convenient online booking platform to manage your kitchen time and resources easily Smallwares and utensils available to all members, minimizing the need to bring your own Loading bay designed for easy delivery and pick-up of large product orders On-premise parking for hassle-free access Located in close proximity to Calgary Transit and the C-Train for easy commute Whether you're scaling up your food production, catering events, or launching your culinary brand, Culinary Coworking® offers an all-in-one space to elevate your business. Join a community of passionate food entrepreneurs and take advantage of a kitchen designed for professional growth, efficiency, and creativity. Call about leasing a space in this unique food production facility.