



**GRASSROOTS**  
REALTY GROUP

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1130, 4117 109 Avenue NE  
Calgary, Alberta

MLS # A2252396



**\$1,013,000**

Division: Stoney 3

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,980 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Excellent opportunity to own a versatile 1,980&plusmn; sq. ft. bay with DC zoning. This unit offers approx. 24 ft. clear ceiling height and comes with a 50% built mezzanine structure (DP Approved) , providing additional functional space for office, storage, or showroom use. Also features a drive-in door. Zoning allows for a wide range of uses including cabinetry shop, print shop, healthcare services, office, fitness, or restaurant (subject to approvals). The open floor plan and mezzanine design make this bay ideal for both service-oriented and production-based businesses. \*NO AUTOMOTIVE\*