



**GRASSROOTS**  
REALTY GROUP

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**2181 Pegasus Way NE**  
**Calgary, Alberta**

**MLS # A2254671**



**\$429,900**

**Division:** Pegasus

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,372 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Tar/Gravel

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Pipe brackets negotiable, work bench and shelving negotiable

Affordable and versatile warehouse/shop bay in centrally located Pegasus Landing—perfect for a wide variety of business operations. Enjoy excellent accessibility with quick connections to Deerfoot Trail, McKnight Blvd, and Barlow Trail. Built for strength and efficiency, this unit features pre-cast concrete panel construction, a 6" reinforced concrete slab, 20' clear ceiling height, and an insulated 12' x 14' overhead door. Overhead gas heater keeps the space comfortable year-round. Extra water and gas stub-outs already in place. With its generous ceiling height, there is also the potential to build a mezzanine for added storage or office space. Plenty of site parking is available. This well-managed complex is overseen by a proactive condo board with a healthy reserve fund. Condo fees include water, and the secure building ensures safety and protection for your business. Whether you're seeking functional warehouse space, light industrial use, or a flexible shop for your business, this bay delivers affordability, durability, and convenience in one of northeast Calgary's most accessible locations.