



**GRASSROOTS**  
REALTY GROUP

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6, 11010 46 Street SE  
Calgary, Alberta

MLS # A2257978



**\$889,000**

**Division:** East Shepard Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Sunwest

**Bus. Name:** -

**Size:** 349,410 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** na

Attractive office condo unit available for sale or lease. The unit is in Eastlake Industrial District and is 3,350 SF office space. The space in has main level entrance with private stairway to 2nd level. The unit has 5 offices with glazing & an abundance of natural light. The unit has a kitchen, large boardroom, and 2 private washrooms. Base Rent: Starting at \$16.00 PSF/Annum plus Op. Sale price is \$889,000.00. • Low operating costs of \$7.52 PSF comprised of property taxes & condo fees (Est. 2025). • Unit is vacant & ready for incoming owner/user. • 7 assigned surface parking stalls at no additional cost. • Well managed property.