



**GRASSROOTS**  
REALTY GROUP

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635 35 Avenue NE  
Calgary, Alberta

MLS # A2260051



**\$1,699,900**

**Division:** Greenview Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,287 sq.ft.

**Zoning:** I-E

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.39 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

0.39 ACRES!! CORNER LOT!! ZONED I-E!! 5,286.73 SQFT!! PRIME OPPORTUNITY with HUGE PARKING SPACE inside the lot &mdash; perfect for accommodating staff, clients, or equipment. Featuring 4 PRIVATE OFFICES, 3 WASHROOMS, and a bright FRONT COMMERCIAL SPACE. This property offers 2,400+ SQFT of workshop area only. Additional STORAGE SPACE on site ensures you have room for tools, materials, and inventory. The combination of OFFICE + WORKSHOP + PARKING makes this a rare find for businesses seeking functionality, visibility, and easy access in one package!