



GRASSROOTS
REALTY GROUP

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**206, 2914 Kingsview Boulevard SE
Airdrie, Alberta**

MLS # A2269338



\$650,000

Division: Kingsview Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Kingsview Plaza

Bus. Name: -

Size: 3,113 sq.ft.

Zoning: IB-1

Heating: Natural Gas, See Remarks

Floors: -

Roof: Tar/Gravel

Exterior: Mixed

Water: Public

Sewer: Public Sewer

Inclusions: Office furniture, - desks, chairs, file cabinets, shelving if desired

Addl. Cost: -

Based on Year: -

Utilities: Cable Connected

Parking: -

Lot Size: -

Lot Feat: Paved

Commercial condos of this type are rare to find on the market in Airdrie. The unit is within the Kingsview Plaza, with excellent access to 40th Ave, Deerfoot Trail, Kingsview Market and Yankee Valley Blvd. The zoning is IB-1 for a variety of businesses, including business services, some retail and industrial services, animal services, microbrewery, health care and more. The condo includes 3,110 sq. ft. on 2 levels, consisting of a 570 sq. ft. shop / warehouse, reception, office, kitchen, bathroom and storage on the main level. The shop has 15 ft. clear height. The air conditioned second level is well designed offices and open area perfect for training plus a second bathroom. Loading is via a grade level 10 x 14 overhead door plus office entrance. Don't need both levels? - the second level can be easily secured from the main level for rental income. With plenty of scramble parking, there is room for everyone. The rolling shelving system in the shop is available as a separate sale.