



**GRASSROOTS**  
REALTY GROUP

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24 & 28, 2110 41 Avenue NE  
Calgary, Alberta

MLS # A2271033



**\$4,200 per month**

|             |                                                         |
|-------------|---------------------------------------------------------|
| Division:   | North Airways                                           |
| Type:       | Industrial                                              |
| Bus. Type:  | Commercial ,Fitness,Other,Recreation ,Storage,Warehouse |
| Sale/Lease: | For Lease                                               |
| Bldg. Name: | -                                                       |
| Bus. Name:  | -                                                       |
| Size:       | 2,460 sq.ft.                                            |
| Zoning:     | I-G                                                     |

|             |     |                |           |
|-------------|-----|----------------|-----------|
| Heating:    | -   | Addl. Cost:    | -         |
| Floors:     | -   | Based on Year: | -         |
| Roof:       | -   | Utilities:     | -         |
| Exterior:   | -   | Parking:       | -         |
| Water:      | -   | Lot Size:      | 1.00 Acre |
| Sewer:      | -   | Lot Feat:      | -         |
| Inclusions: | N/A |                |           |

Total Close to 2500 sf. Open space around 1500sf, 2 offices, full reception desk, & commercial kitchen with hood Fan, Fridge, Stove. Men's and Lady's washer room with 1 Shower. The units could be converted back into two separated units with their own separate GL Doors. Good after hour parking for activities that are none working hours. A/C units on the roof.