



GRASSROOTS
REALTY GROUP

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**11B, 416 Meridian Road SE
Calgary, Alberta**

MLS # A2271174



\$425,000

Division: Meridian

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 162,180 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Discover the ideal blend of office, warehouse, and storage space in this well-maintained industrial condo, perfectly positioned in Calgary with flexible I-C zoning that supports a variety of retail and commercial uses. Featuring 1,750 sq ft on the main level plus an additional steel-constructed storage mezzanine, this unit offers excellent functionality for a wide range of business needs. The front of the unit offers two private offices, a welcoming reception and sitting area, and a compact kitchen, creating an efficient and professional environment for staff and visitors. The rear opens into a spacious warehouse/work area with 14 ft ceilings, ideal for equipment, light manufacturing, or additional storage requirements. Key Highlights: 14 ft ceiling height in the warehouse. Drive-in loading door for convenient access. 400 amp power—ideal for heavy equipment or high electrical demand. Air conditioning unit for comfortable year-round operation. Flexible I-C zoning, supporting numerous business types. Steel mezzanine, adding valuable storage without reducing main floor functionality Use it as it is or redesign to suit your vision and operational needs. Functional, flexible, and move-in ready, this space is an excellent fit for owner-operators or investors seeking a well-appointed industrial property in a highly accessible Calgary location.