



**GRASSROOTS**  
REALTY GROUP

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**1043 19 Avenue SE  
Calgary, Alberta**

**MLS # A2272972**

**\$1,985,000**



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**Division:** Ramsay  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 3,576 sq.ft.  
**Zoning:** C-COR2 f2.0h12

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<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Fridge, Stove		

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Opportunity to own your building for business just a couple blocks away from the future LRT Station. This is an ideal central location in the trendy Ramsey / Inglewood area for a growing business. The building has over 3000 square feet of office space on three levels plus additional finished office and working space in the lower level / basement. Main floor is an open space area plus kitchen area .The building has four separate bathrooms plus . And main and 3rd level both have walkout patio space.