



**GRASSROOTS**  
REALTY GROUP

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**1114 & 1118, 4316 64 Avenue SE  
Calgary, Alberta**

**MLS # A2274636**

**\$1,900,000**



**Division:** Foothills

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,129 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Two combined bays totaling 8,129 sq.ft in Foothills Industrial. Bay 1114: 4,025 sq.ft shell with 2 drive-in doors (12'×15') and sump. Bay 1118: 4,104 sq.ft total with 3,260 sq.ft. warehouse, 844 sq.ft. main floor office and 844 sq.ft. bonus mezzanine, 1 drive-in door (12'×15') and MUA unit (CFM to be determined). Condo fees \$562.89/mo per bay. Strategically located with excellent access to Deerfoot Trail, Glenmore Trail, Barlow Trail, Stoney Trail & 52 Street SE. Perfect for a variety of industrial uses.