



**GRASSROOTS**  
REALTY GROUP

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**4 and 5, 4101 19 Street NE  
Calgary, Alberta**

**MLS # A2277303**



**\$1,975,000**

**Division:** North Airways

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,106 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Excellent opportunity to acquire two condo units located in a high-exposure area on 19 Street NE with easy access to McKnight Blvd, Barlow Trail, and Deerfoot Trail. Each unit offers a flexible layout and offers a mix of an office and warehouse space with drive-in doors. There are washrooms and enough storage space on both floors of each unit. The second floor of each unit has a separate entrance, allowing for flexible use or potential partial leasing. Condo fees are \$481.12 per month per bay. This space could be ideal for many industrial and commercial uses, offering versatility for a wide range of business operations (Subject to city approval). Grab this opportunity and Call today to book your private viewing!