



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2282003**

**\$987,500**



**Division:** North Airways

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,225 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Excellent opportunity to acquire this Industrial condo unit located in a high-exposure area on 19 Street NE with easy access to McKnight Blvd, Barlow Trail, and Deerfoot Trail. This unit offers a flexible layout and offers a mix of an office and warehouse space with drive-in door. There are washrooms and enough storage space on both floors this unit. The second floor has a separate entrance, allowing for flexible use or potential partial leasing. This space could be ideal for many industrial and commercial uses, offering versatility for a wide range of business operations ( Subject to city approval). Unit #5 located next to this unit is also on sale and is listed separately ( MLS#A2282007). Grab this opportunity and Call today to book your private viewing!