

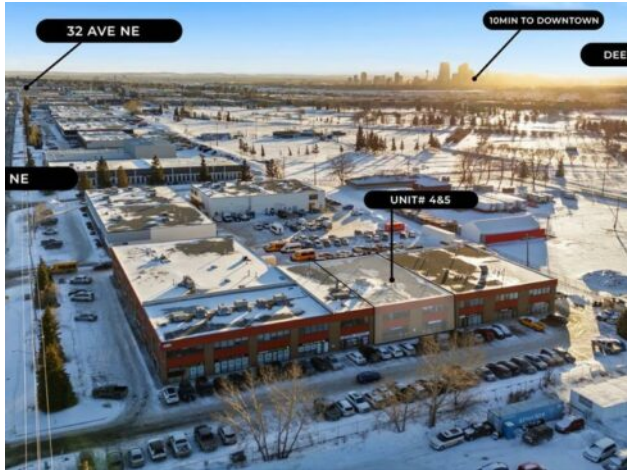


GRASSROOTS
REALTY GROUP

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5, 4101 19 Street NE
Calgary, Alberta

MLS # A2282007



\$987,500

Division: North Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,880 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 #4 located next to this unit is also on sale and is listed separately (MLS#A2282003). Grab this opportunity and Call today to book your private viewing!