



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

110,114, 10748 74 Street SE  
Calgary, Alberta

MLS # A2283981



**\$1,676,925**

**Division:** East Shepard Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Point Trotter

**Bus. Name:** -

**Size:** 7,453 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All appliances

Well-appointed 7,453 &plusmn; SF industrial condo featuring a two-storey office build-out and 2,654 &plusmn; SF of warehouse space with two drive-in overhead doors. Functional layout ideal for owner-users or investors requiring a strong office component with supporting warehouse. The property includes six (6) assigned parking stalls and is located at 10748 74 Street SE, backing directly onto Stoney Trail with excellent access to Deerfoot Trail and Glenmore Trail. Positioned near the Amazon fulfillment warehouse, offering strong connectivity within Calgary's southeast industrial corridor. Zoned I-G (Industrial &ndash; General), suitable for a wide range of light industrial and service commercial uses. \* The seller is open to selling two adjacent shell units together\*