



**GRASSROOTS**  
REALTY GROUP

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**106, 10748 74 Street SE  
Calgary, Alberta**

**MLS # A2284007**

**\$565,000**



**Division:** East Shepard Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Point Trotter

**Bus. Name:** -

**Size:** 2,500 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

This 2,500 &plusmn; SF industrial condo unit offered in shell condition, is ideal for users looking to design and build to suit. The unit features one drive-in overhead door and provides the opportunity to construct a mezzanine (subject to approvals) for added functionality. Located near the Amazon fulfillment warehouse and backing directly onto Stoney Trail, offering excellent access to major transportation routes including Deerfoot and Glenmore Trail. Well suited for light industrial, service commercial, or contractor uses.