



**GRASSROOTS**  
REALTY GROUP

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118, 10748 74 Street SE  
Calgary, Alberta

MLS # A2284012



**\$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 the opportunity to construct a mezzanine (subject to approvals). Three (3) assigned parking stalls included. Located near the Amazon fulfillment warehouse and backing directly onto Stoney Trail, providing excellent access to major transportation routes. Well suited for light industrial, service commercial, or contractor uses.