



**GRASSROOTS**  
REALTY GROUP

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**532 42 Avenue SE**  
**Calgary, Alberta**

**MLS # A2296441**



**\$25 per sq.ft.**

<b>Division:</b>	Manchester Industrial		
<b>Type:</b>	Industrial		
<b>Bus. Type:</b>	-		
<b>Sale/Lease:</b>	For Lease		
<b>Bldg. Name:</b>	Manchester Business Centre		
<b>Bus. Name:</b>	-		
<b>Size:</b>	732 sq.ft.		
<b>Zoning:</b>	DC IG		
<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Natural Gas Paid, Electricity Not Paid For, Water Paid For
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

This 732 Sq. Ft. office/retail unit is located in the Manchester Business Centre on 42 Ave SE between MacLeod Trail and Blackfoot Trail. Excellent access to major thoroughfares, downtown, 39 Avenue LRT Station and SE-SW residential communities. The zoning allows for IG uses and retail on a discretionary basis. Great parking and access to the space at the front and rear including a dock height loading door. The unit has a show room area, workspace area, bathrooms, kitchenette.