



**GRASSROOTS**  
REALTY GROUP

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305, 10960 42 Street NE  
Calgary, Alberta

MLS # A2303967



**\$849,900**

Division: Stoney 3

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,333 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

End-cap flex industrial condo available in Jacksonport, offering a versatile office and warehouse configuration in one of northeast Calgary's most desirable industrial nodes. The main floor includes warehouse space with rear overhead drive-in door access, while the second floor is built out with three private offices and a boardroom. Thoughtfully laid out for two separate business operations and divided by an entrance vestibule, the unit offers excellent flexibility for owner-users, investors, or businesses seeking a professional front-end office presence with functional warehouse capability. Ideally situated near Calgary International Airport with quick access to Metis Trail and major commuter routes. I-C zoning supports a broad range of industrial and commercial uses.