



GRASSROOTS
REALTY GROUP

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**Unit 95, 4511 Glenmore Trail SE
Calgary, Alberta**

MLS # A2124537



\$1,600,000

Division: South Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,283 sq.ft.

Zoning: Direct Control - DC

Heating: Combination

Floors: -

Roof: Flat

Exterior: Concrete, Mixed

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Quality abound in this high end newly renovated Condo Bay. Full renovation completed in 2023. Everything geared toward a sophisticated owner. Improvement include; new plumbing & electrical, plus 20 floor plug-ins, new mechanical system, Wi-Fi 6, LED lighting, oversized cabinets for extra storage, NEST system, built-in speaker wiring, acoustic ceiling tiles, autonomous lighting system, and glazing throughout to transfer natural light plus a Humidor room just to mention a few of highlights. Ample space for your showroom on the main floor. Great truck egress and drive-in loading at the rear of building. Plenty of double row parking on site at no additional cost plus extra parking in the rear. New builds currently going for \$230-\$260/sf for 4 bare walls, not including plumbing or build-out. This is a stress-free property well worth the investment. Quick access to all major thoroughfares.