



GRASSROOTS
REALTY GROUP

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13, 2219 35 Avenue NE
Calgary, Alberta

MLS # A2174996



\$1,099,888

Division: North Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,767 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: Landscaped, Low Maintenance Landscape, Near Golf Co

Inclusions: n/a

Priced below market value! spacious Industrial warehouse, 32" wide x 128" deep, 10" wide and 14" high drive-in door, 24" clear height ceiling, Reception area plus 2 offices, 2 half bathrooms one operational and 2nd one used as a storage, plus 744" mezzanine floor, Lots of parking around. huge green space on the front of the building. Ideal location close to Deer Foot Trail, Barlow Trail and Airport. There are too many options to run your business such as a Car mechanic shop, Body shop, Tire Shop, Car sales or rental, warehouse, martial; arts school, and the list goes on and on. Call your favourite realtor now. Currently used by Calgary Limousine Company.