



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 Tail, Barlow Trail and Airport. Very good place for kitchen cabinet making, Martial arts, Food, Laundry services etc. Currently used by Calgary Limousine Company. PLEASE NOTE ANY KIND OF AUTO REPAIR BUSINESS WILL BE NOT ALLOWED BY THE CONDO BOARD. Call your favorite realtor now.