



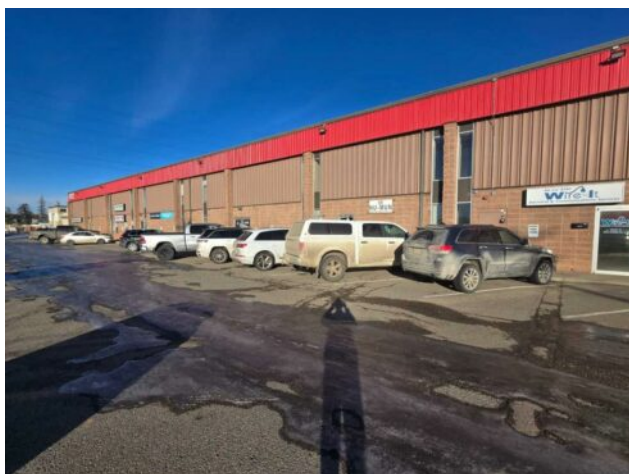
GRASSROOTS
REALTY GROUP

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8, 4312 Ogden Road SE
Calgary, Alberta

MLS # A2187296



\$449,000

Division: Alyth/Bonnybrook

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,802 sq.ft.

Zoning: I-G

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NONE

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Priced to Sell this 1802 SF on main and an Additional 900 SF of mezzanine space in this Industrial Bay which comes with it's own fence in yard (50x30 SF). This light/medium Bay has a 24 foot ceiling height, a bright reception 5 offices, bullpen area, overhead (14x14) drive in door, 2 bathrooms, kitchen area and a massive storage room. 3 Assigned stalls in front and parking behind. This location makes it easy to get anywhere in the city with Deerfoot, Glenmore and Blackfoot all within a few minutes away. With Calgary's proposed extension of the Green Line LRT and the Shepherd train station this property will see escalating appreciation.