



GRASSROOTS
REALTY GROUP

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1219 38 Avenue NE
Calgary, Alberta

MLS # A2192943



\$1,857,600

Division: McCall

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12,384 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Industrial condo bay totalling 12,384 sq.ft. with 6,431 sq.ft. on the main floor and 5,953 sq.ft. on the second floor. Ceiling Height of 8'. 10' x 10' Dock loading door. 68' Marshalling area. 8 assigned parking stalls, 19 visitor parking stalls on site. Unit has new RTU, LED lighting, new man and overhead doors, new unit heater, and new electrical panel (100A/600V).