

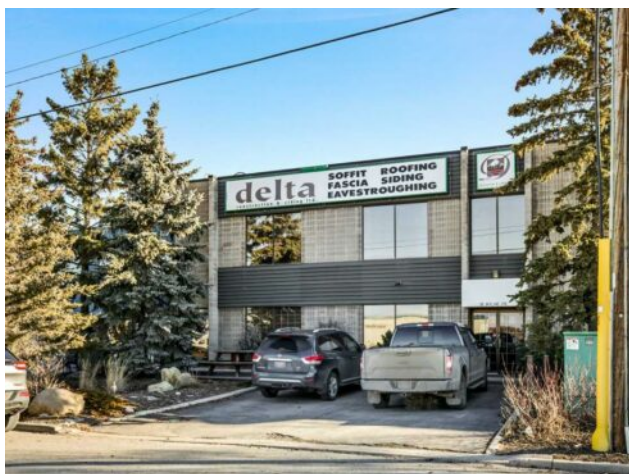


GRASSROOTS
REALTY GROUP

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39 Skyline Crescent NE
Calgary, Alberta

MLS # A2197777



\$1,495,000

Division: Skyline West

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 72,269 sq.ft.

Zoning: I-R

Heating: Floor Furnace, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.16 Acre

Lot Feat: -

This is a great building with office space on 2 levels and a warehouse with 2 overhead doors, total of 6714 sqft, main level is 4316 sqft(office and warehouse (49.5x48.5)there is a storage mezz area(28.11x24.3)) 2398sqft of 2nd floor office that has a separate entrance from the front of the building. The current tenant has a lease in place for 18 months at market rates.