



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**48 East Lake Green NE
Airdrie, Alberta**

MLS # A2204220



\$2,200,000

Division: East Lake Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,458 sq.ft.

Zoning: IB-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

7,458 SF freestanding building on 0.56 Acres located at East Lake industrial Park. Ideal use for manufacturing and fabrication. In this industrial building includes 920 SF of main floor office and 920 SF of bonus mezzanine. Wide and functional warehouse, which includes 5 drive-in doors (12 Ft w x 14 Ft h), heavy power at 400 Amps (TBV), 16 Ft clear height, and compressed air system in place. In addition, there is Telus cell tower on site for additional income (contact agent for more details). Close proximity to Veteran Boulevard NE and Queen Elisabeth II Highway.