



**GRASSROOTS**  
REALTY GROUP

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4120, 10830 42 Street NE  
Calgary, Alberta

MLS # A2204646



**\$749,000**

Division: Stoney 3

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,997 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

Seize this exceptional opportunity to establish your business in Alpine Industrial Park, a brand new development in the thriving Jacksonport area. This 1,997 sq. ft. industrial bay features 22 ft ceilings, large windows for natural light, a 12X14 Drive-In rear loading door, and 225 Amp electrical service, making it ideal for most businesses requirements. Built with energy efficient SIP panels, it ensures long term savings on energy costs. Strategically located along Metis Trail, this bay offers maximum daily exposure with high traffic flow and excellent signage visibility. Zoned IG, it accommodates a variety of uses, including mechanic shops, car detailing, kitchen cabinet stores, and a variety of warehouse uses. With exceptional visibility, accessibility, and flexibility, this is the perfect space to grow your business—call today for more information!