



**GRASSROOTS**  
REALTY GROUP

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129, 4950 106 Avenue SE  
Calgary, Alberta

MLS # A2204837



**\$779,000**

**Division:** Foothills

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,217 sq.ft.

**Zoning:** I-G Industrial General

**Heating:** Ceiling, Central, Overhead Heater(s), Natural Gas

**Floors:** -

**Roof:** Membrane

**Exterior:** Concrete, Metal Frame

**Water:** -

**Sewer:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** Low Maintenance Landscape, Near Public Transit, Paved

**Inclusions:** Offices and Board Room are currently furnished and can be sold with or without furnishings if desired

Excellent location for visibility and accessibility, this 2417 sq.ft. unit features High Quality Exterior Presentation, a 682 sq.ft. Shop, with 18' Ceiling and 12'x14' Overhead Door, 2 Man-Doors, 6 Finished Offices, Well-appointed Board Room, Finished Kitchen Area, Wheel-Chair Accessible Bathroom plus Second Bathroom in Shop. Storage Mezzanine above shop. Seller can accommodate quick possession if desired.