



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

10830 42 Street NE  
Calgary, Alberta

MLS # A2206714

**\$872,025**



Division: Stoney 3

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,661 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Seize the opportunity to own a premium industrial bay in a high-demand location at Alpine Business Center! These 1,661 sq. ft. units feature 24-foot clear ceilings, offering the flexibility to add a second-floor mezzanine for additional space. Each unit is equipped with a drive-in door for seamless access. With only 13 units available, this is a rare chance to secure a versatile space suitable for all types of businesses and uses. Whether you need warehousing, distribution, manufacturing, or showroom space, these bays provide the perfect foundation for your operations! This development is anticipated for completion around Quarter 4 of 2026!