



**GRASSROOTS**  
REALTY GROUP

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216 40 Avenue NE  
Calgary, Alberta

MLS # A2210952



**\$9,500 per month**

**Division:** Greenview Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,951 sq.ft.

**Zoning:** I-R

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.43 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All on-site furniture

Explore a worthwhile industrial/office rental opportunity within a beautiful brick building in Greenview Industrial District. Centrally located with quick access to Downtown Calgary and extremely well maintained with high quality office improvements, furnishings and modern upgrades. The main level includes an existing foyer/reception area, boardroom, along with a spacious open area that can be configured into a large office or something entirely unique for your business. Up above on the second level are additional office spaces, storage and workspaces. Property include large warehouse area with overhead door and 22' ceilings. Fully equipped with office furniture, luxury plank flooring, beamed ceilings, an immaculate HVAC system, and illuminated by skylights and an abundance of big windows, this is a breathtaking space with endless potential for all types of professionals. The site is fully paved with 10 parking stalls out front, and is nestled between Centre Street and Edmonton Trail, along with additional nearby amenities that highlight this as a highly desirable destination. Building is split in to two sections, this is for 1 of those sections. All the parking out front will be for this section.