



**GRASSROOTS**  
REALTY GROUP

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**10628 46 Street SE**  
**Calgary, Alberta**

**MLS # A2234640**



**\$16 per sq.ft.**

**Division:** Foothills

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,824 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Metal Frame, Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Industrial Shop with Office, Yard and Crane. Ideal for small welding or machine shop. Office Size: 144 SF Warehouse: 1,680 SF Total Size: 1,824 SF Yard (Included): 1,250 SF (approx.) Basic Rent: \$16.00 Per SF Operating Costs: \$7.75 Per SF Includes: Make-up air, Shared crane (5 Ton), Shared boardroom, Possible shared reception, Shared bathrooms, Shared 'x ' loading door. Power: 400a/480v