



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
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**244, 2340 Pegasus Way NE**  
**Calgary, Alberta**

**MLS # A2235082**



**\$3,000 per month**

**Division:** McCall  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 974 sq.ft.  
**Zoning:** I-G

**Heating:** Forced Air, Natural Gas  
**Floors:** -  
**Roof:** Metal  
**Exterior:** -  
**Water:** Public  
**Sewer:** -  
**Inclusions:** n/a

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

Perfect location for light industry such as cabinet or furniture making or warehousing. Fully insulated and heated by ceiling mount gas furnace. Enter by the large roll door or by the man door. This unit is sub-divided separate the work area from the storage.