



GRASSROOTS
REALTY GROUP

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2157 Pegasus Way NE
Calgary, Alberta

MLS # A2257579



\$450,000

Division: Pegasus

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,444 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All shelving is included.

This functional and well-located industrial condo bay, offering 1,444 square feet of versatile space and a 520 square foot mezzanine, is located in the heart of Northeast Calgary's Pegasus industrial park. The unit also contains 3 office/storage areas. With a generous clear ceiling height of 20 feet 5 inches and 1 drive-in door, provides flexibility for a wide range of uses, from light industrial to small-scale warehousing or operations. Located just minutes from major transportation routes like Deerfoot Trail, McKnight Blvd, and Barlow Trail, this property provides excellent connectivity for both staff and deliveries. On-site parking is available.