



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

MLS # A2269860

Calgary, Alberta



\$799,786

Division: Calgary

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,400 sq.ft.

Zoning: I-G

Heating: Central, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Excellent opportunity to own a commercial bay. This well-maintained unit offers great visibility, easy access, and ample parking in a busy commercial area. Perfect for a wide range of business uses or as an investment property. The bay can also be purchased together with a well-established business currently operating from the premises. Offers over 7% cap rate with immediate rental income in place.

Mezzanine is 100% approved and partially finished, with potential to build a second floor for additional space or income. High-traffic area surrounded by active businesses, ensuring steady exposure and long-term growth potential. Don't miss this rare opportunity in a prime location!