



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1114 & 1118, 4316 64 Avenue SE  
Calgary, Alberta

MLS # A2274636



**\$1,900,000**

Division: Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,129 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Two combined bays totaling 8,129 sq.ft in Foothills Industrial. Bay 1114: 4,025 sq.ft shell with 2 drive-in doors (12'x15') and sump. Bay 1118: 4,104 sq.ft total with 3,260 sq.ft. warehouse, 844 sq.ft. main floor office and 844 sq.ft. bonus mezzanine, 1 drive-in door (12'x15') and MUA unit (CFM to be determined). Condo fees \$562.89/mo per bay. Strategically located with excellent access to Deerfoot Trail, Glenmore Trail, Barlow Trail, Stoney Trail & 52 Street SE. Perfect for a variety of industrial uses.