

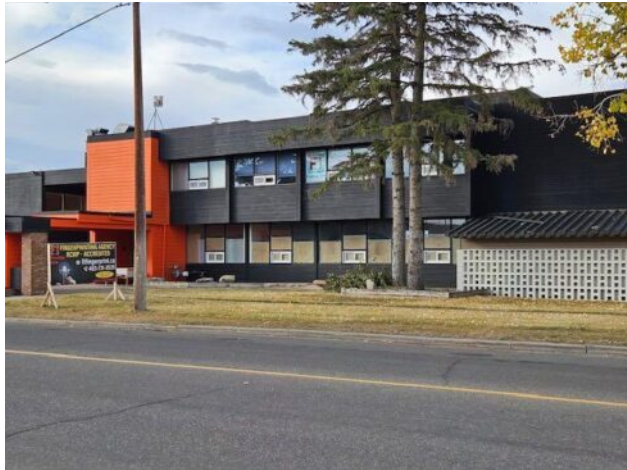


**GRASSROOTS**  
REALTY GROUP

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**340 50 Avenue SE**  
**Calgary, Alberta**

**MLS # A2293146**



**\$3,300,000**

**Division:** Manchester

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 16,704 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.83 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

This property is ideal for an investor seeking stable rental income. It is also well-suited for an owner-user who prefers to manage the property directly. This two-story office building is located at 340-50th Avenue SE in the Manchester Industrial Park. It is five kilometers from downtown Calgary and offers quick access to MacLeod Trail, Glenmore Trail, and Blackfoot Trail. The property provides 16,704 square feet of leasable area on a 36,080 square foot site with 350 feet of street frontage. It is zoned Industrial General (I-G), which allows for many different office and industrial uses. The building is constructed with steel columns and concrete block walls for lasting quality. There are 45 parking stalls available around the building for tenants and clients. The interior layout is flexible and can be customized to fit your specific business requirements.