



**GRASSROOTS**  
REALTY GROUP

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22, 4816 35B Street SE  
Calgary, Alberta

MLS # A2295674



**\$459,900**

Division: Eastfield

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,548 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

Excellent opportunity to own an industrial bay in a well-established SE location. This 1,548 sq. ft. unit includes approximately 1,060 sq. ft. on the main floor plus a fully developed mezzanine, offering functional space for a variety of industrial or commercial uses. Features include front overhead drive-in door access, I-G zoning for flexible operations, and the unit is plumbed for in-floor heating. Built in 2000, the property is well-maintained and currently leased to a stable tenant until the end of 2028, providing reliable income. The tenant is responsible for all utilities, property taxes, and HVAC maintenance, making this a low-management, turnkey investment. Ideal for investors seeking steady cash flow in a strong industrial corridor.