



GRASSROOTS
REALTY GROUP

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1310 Meridian Road NE
Calgary, Alberta

MLS # A2302588



\$18 per sq.ft.

Division:	Meridian
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	1310 Meridian Road NE
Bus. Name:	-
Size:	12,295 sq.ft.
Zoning:	Industrial Commercial or

Heating:	Make-up Air, Overhead Heater(s), Fireplace(s), Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	n/a		

Prime Showroom & Industrial Opportunity with Maximum Exposure to Barlow Trail. This high-profile facility, measured at 12,295 SF, offers unparalleled visibility at the corner of Barlow Trail and Meridian Road NE. Located in the heart of the Franklin Industrial district, the property provides immediate access to 16th Avenue (Hwy 1), Deerfoot Trail, and Stoney Trail. The building features a premium showroom with four private offices, a kitchen, and dedicated washrooms. The shop area is highly functional, equipped with a 12'x14' drive-in door, a dedicated make-up air unit, and a trench sump. A significant highlight is the +/-0.21-acre exclusive fenced yard area, offering secure storage or vehicle display space that is exceptionally rare for this corridor. Dedicated parking area at front and side of Premises. With flexible Industrial Commercial (I-C) zoning, the site is ideally suited for automotive sales, specialized retail, or industrial showroom operations. The facility offers a 20' clear height in warehouse (TBV) and 400-amp power (TBV). Available immediately for a 5-10-year term (negotiable). Base Rent: Starting at \$18.00 PSF. Operating Costs: \$6.72 (2026 est.) includes Property Taxes. Utilities extra.