



GRASSROOTS
REALTY GROUP

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305, 10960 42 Street NE
Calgary, Alberta

MLS # A2303967



\$849,900

Division:	Stoney 3
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,333 sq.ft.
Zoning:	I-C

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

End-cap flex industrial condo available in Jacksonport, offering a versatile office and warehouse configuration in one of northeast Calgary's most desirable industrial nodes. The main floor includes warehouse space with rear overhead drive-in door access, while the second floor is built out with three private offices and a boardroom. Thoughtfully laid out for two separate business operations and divided by an entrance vestibule, the unit offers excellent flexibility for owner-users, investors, or businesses seeking a professional front-end office presence with functional warehouse capability. Ideally situated near Calgary International Airport with quick access to Metis Trail and major commuter routes. I-C zoning supports a broad range of industrial and commercial uses.