



**GRASSROOTS**  
REALTY GROUP

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8, 3610 29 Street NE  
Calgary, Alberta

MLS # A2304666



**\$560,000**

<b>Division:</b>	Horizon	<b>Addl. Cost:</b>	-
<b>Type:</b>	Warehouse	<b>Based on Year:</b>	-
<b>Bus. Type:</b>	-	<b>Utilities:</b>	-
<b>Sale/Lease:</b>	For Sale	<b>Parking:</b>	-
<b>Bldg. Name:</b>	-	<b>Lot Size:</b>	-
<b>Bus. Name:</b>	-	<b>Lot Feat:</b>	-
<b>Size:</b>	1,720 sq.ft.		
<b>Zoning:</b>	I-G		
<b>Heating:</b>	-		
<b>Floors:</b>	-		
<b>Roof:</b>	-		
<b>Exterior:</b>	-		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Inclusions:</b>	N/A		

Excellent opportunity to purchase a 1,720 SF industrial bay in Calgary's Northeast, zoned Industrial General (IG). This well-appointed unit features 18' clear ceiling height, a 12' x 10' drive-in door, and 100A Phase 3 240V electrical (TBD), making it well-suited for a wide range of industrial and commercial uses. The space includes two private offices, two washrooms, and a walk-in cooler, offering exceptional functionality for an owner-operator or investment buyer. Two assigned parking stalls are included, with ample additional parking available throughout the complex. An ideal acquisition for a business owner looking to operate from their own premises or an investor seeking a quality income-producing asset. All tours by appointment only