



**5B, 416 Meridian Road SE
Calgary, Alberta**

MLS # A2310793



\$435,000

Division:	Meridian
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	19,247 sq.ft.
Zoning:	I-C

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

Inclusions: Alarm System, Cameras, & Entry Keypad

Prime opportunity to secure a highly versatile industrial bay in the established Meridian subdivision. Unit 5B offers approximately 1,788 SQ.FT. of functional space, ideally suited for owner-users, trades, service-based businesses, or investors seeking strong long-term flexibility under I-C zoning. This bay caters to a wide range of uses including contractors, electrical, HVAC, plumbing, auto-related services, storage operators, e-commerce distribution, showroom concepts, or boutique fitness and studio users looking for adaptable industrial space. The open layout allows for efficient build-out tailored to your operation, with the added option to customize and enhance usability over time. Located along Meridian Road NE, the property benefits from excellent accessibility to major transportation routes, making it ideal for businesses requiring efficient logistics, client access, or city-wide service reach. The site includes access to 8 parking stalls, supporting both staff and customer needs. Unit 6B is also available for sale, creating a unique opportunity for buyers seeking additional square footage, future expansion, or the ability to control adjacent space. For investors, this is a compelling asset with strong leasing potential given the flexible zoning and high demand for small-bay industrial product in NE Calgary. For owner-users, it presents an opportunity to control occupancy costs while building equity in a scarce asset class. An excellent entry point into Calgary's industrial market with both immediate usability and long-term upside. Please note, both bays are contiguous (no demising wall) and are being offered together as a single purchase.