



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

5, 7948 51 Street SE  
Calgary, Alberta

MLS # A2313013



**\$739,000**

<b>Division:</b>	Foothills
<b>Type:</b>	Warehouse
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,313 sq.ft.
<b>Zoning:</b>	I-G

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	n/a		

Well-located industrial condominium opportunity in Foothills Industrial Park offering approximately 3,296 SF of interior space including 2,306 SF main floor area plus 989 SF second floor/mezzanine area. Functional layout featuring warehouse/shop space, 14' drive-in loading door, sump, sink basin with water/drains, ample power, and secure gated common marshalling/loading area with excellent circulation and loading access. Improved office component includes reception/workspace areas, office potential, and 2 washrooms. I-G zoning supports a variety of industrial and service commercial uses. Excellent southeast Calgary location with convenient access to Glenmore Trail and 52 Street S.E. plus rear building signage exposure to 52 Street.