



**GRASSROOTS**  
REALTY GROUP

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215, 2914 Kingsview Boulevard SE  
Airdrie, Alberta

MLS # A2316674



**\$689,900**

**Division:** Kingsview Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,208 sq.ft.

**Zoning:** IB-1

**Heating:** Make-up Air, Forced Air

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Office furniture

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.04 Acre

**Lot Feat:** -

Great opportunity to own a fully developed light industrial bay in Kingsview! This great space features 1500 square feet of shop space on the main floor which also includes a makeup air system, fire suppression, a handicap accessible bathroom and plenty of power for your tools and equipment. The second floor, including 1500 sqft is legally separated from the main floor and could be leased as office space which includes a large bathroom with shower, kitchen area, large private office, elevated open concept board room and a large open bull pen area for team collaboration. Theres great access and located just minutes from highway 2 access and close to many great amenities. The condo fees are very reasonable at \$475 per month. Book your private tour now!