



GRASSROOTS
REALTY GROUP

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109, 3825 34 Street NE
Calgary, Alberta

MLS # A2317153



\$699,900

Division:	Horizon
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,010 sq.ft.
Zoning:	I-G

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	None		

This 2010 sq ft industrial bay offers a highly desirable location within walking distance to Calgary C-Train Whitehorn Station, providing excellent accessibility for staff and clients. Zoned IG (Industrial General), the space is well-suited for a variety of light industrial and commercial uses, including kitchen cabinet manufacturing, car detailing, window blind production, warehousing, and more. Currently there is a showroom area already build with 2 private offices and a bathroom. The warehouse has 24 ft clear height ceiling. deal for growing businesses seeking a functional space in a strategic northeast location.