



GRASSROOTS

REALTY GROUP

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14, 2820 Centre Avenue NE
Calgary, Alberta

MLS # A2319167



\$549,900

Division: Meridian

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,828 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Rare 1,828 sq ft small-bay industrial opportunity in central NE Calgary. Excellent location with close proximity to numerous amenities, Marlborough LRT Station, and only a 10-minute drive to downtown. Convenient access to Barlow Trail, Memorial Drive, Deerfoot Trail, and the Trans-Canada Highway. The bay features 18 ft clear ceiling height, one 12' x 14' drive-in loading door, 100A / 600V power, sprinkler system, and air-conditioning in the warehouse. Includes two assigned front parking stalls. Currently tenant-occupied.