



GRASSROOTS
REALTY GROUP

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127, 11198 42 Street SE
Calgary, Alberta

MLS # A2320033



\$697,000

Division: East Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,041 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

Well appointed industrial condo bay for sale, providing an excellent opportunity for traditional warehouse users or professional users requiring warehouse for personal storage. Fully built out main and second floors, provide the ability to occupy without renovations. All existing furnishings are negotiable. Existing configuration offers: 6 offices, boardroom, kitchenette, reception area, washroom with shower, and warehouse with additional mezzanine storage area. 12' X 14' drive-in door. 4 designated parking stalls plus numerous common visitor stalls. Located in Calgary's premiere SE industrial neighbourhood of Eastlake, with quick access/egress via Deerfoot Trail, Barlow Trail, 52nd Street and 114th Avenue SE.