



**GRASSROOTS**

REALTY GROUP

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9, 4045 74 Avenue SE  
Calgary, Alberta

MLS # A2320483



**\$680,000**

Division: Foothills

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,360 sq.ft.

Zoning: I-G

Heating: Forced Air

Floors: -

Roof: Flat

Exterior: -

Water: -

Sewer: -

Inclusions: owner contents

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

HOME SWEET HOME COMMERCIAL WAREHOUSE OPPORTUNITY! Rare opportunity to own a versatile and well-maintained warehouse in a highly accessible central location, just half a block from Barlow Trail with excellent connectivity to major transportation routes throughout Calgary AND ONLY 15 MINUTES TO DOWNTOWN CALGARY! This solid concrete block construction warehouse offers a total of 3360 floor space with approximately 2,800 sq. ft. of main floor space (28 ft. x 100 ft.) with 18 ft. clear ceiling height, providing exceptional flexibility for storage, warehousing, distribution, light industrial, trades, manufacturing, office use, or owner-occupier operations. AS well there is a 560 sq. ft. front mezzanine (28 ft. x 20 ft.) which adds valuable additional workspace and storage capacity. Designed for functionality and efficiency, the property features a 16 ft. overhead drive-in door, two overhead gas heaters, an electric hot water heater, and a convenient 2-piece washroom. Included with the sale are the existing pallet racking systems and a 40 ft long sea can located at the rear of the property, providing even more storage options. The building has been occupied by the current owner for more than 35 years and has served as a combination of storage facility and electronics laboratory. The unit is currently configured as an open shell, offering a blank canvas for a new owner to customize to their specific operational needs. The property is part of a small, self-managed condominium complex consisting of approximately 12 units. Condo fees are an affordable \$300 per month and have remained stable for several years. Recent improvements include new pavement completed within the last few years and a previously completed roof replacement assessment. The property is being sold free and clear of any liens. An added investment advantage is that

the seller may be willing to short term lease back the premises. investors can Lease the property for Income with future flexibility for owner-users requiring future occupancy. Whether you're looking to expand your business, secure a centrally located industrial asset, or add a stable commercial property to your portfolio, this warehouse offers outstanding value, functionality, and long-term potential