



GRASSROOTS

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Calgary, Alberta

\$675,000



FLEXIBLE COMMERCIAL OPPORTUNITY
Calgary, AB

COMMERCIAL CONDO UNIT
VERSATILE WAREHOUSE + MEZZANINE OFFICE SPACE
2125 sqft Main / 625 sqft Mezzanine

- Owner-user or investment opportunity
- Warehouse space
- Upper mezzanine office
- Flexible commercial / light industrial potential
- Functional layout for storage, office & operations
- Some business assets and client list may be available separately

Division: Calgary

Type: Industrial

Bus. Type: Construction/Contractor

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,750 sq.ft.

Zoning: I-G

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -

Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "A"

Here's a great opportunity to acquire a Calgary commercial property offering a versatile combination of warehouse with upper mezzanine office space. This type of property can appeal to a wide range of owner users, investors, service companies, distribution businesses, contractors, light industrial users, storage based operations, or businesses needing both functional floor area and dedicated office space under one roof. The building provides practical warehouse space that can support inventory, equipment, supplies, vehicle related needs, light assembly, storage, fulfilment, dispatch, or general business operations. The upper mezzanine office area adds valuable separation between administrative functions and day-to-day operations, creating a more efficient layout for businesses that require private offices, staff areas, meeting space, or management oversight above the main work area. For an owner/user, this property offers the ability to control occupancy costs, build long term equity, and customize the space around the needs of the business. For an investor, the property offers flexibility due to its functional layout and broad appeal to users who need a combination of warehouse space, office space, and operational flexibility. The property may be well suited for a variety of commercial uses, including warehousing, distribution, service based businesses, e-commerce fulfilment, construction related operations, specialty retail with storage needs, light industrial users, equipment based businesses, or companies simply looking for a practical Calgary base of operations. Properties that offer this mix of warehouse functionality and mezzanine office space can be difficult to find, particularly for buyers looking for a property that can serve multiple purposes without being limited to one specific business type. There may also be an opportunity to purchase

certain HVAC business assets & equipment and/or the client list in a separate transaction, subject to negotiation and seller approval.