



GRASSROOTS
REALTY GROUP

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5, 7948 51 Street SE
Calgary, Alberta

MLS # A2324327



\$729,000

Division: Foothills

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 24,897 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

Functional industrial condominium in the sought-after Foothills Industrial Park, offering approximately 3,296 SF of total interior space - 2,313 SF on the main floor plus a 989 SF mezzanine. Currently owner-occupied and available vacant on possession, making this a clean, ready-to-go opportunity for an owner-operator or investor looking to lease. The warehouse/shop area is built for productivity: 14' drive-in loading door, epoxy floor, sump, sink basin with water and drains, ample power, and direct access to a secure gated common marshalling yard with excellent circulation for trucks and equipment. The mezzanine adds flexible bonus storage above the shop. The improved office component features an open reception/bullpen area, a large boardroom, a lunchroom area (wall currently removed to expand the shop floor - easily reinstated, cabinetry in place), and 2 washrooms - everything a small business needs from day one. I-G zoning supports a wide range of industrial and service commercial uses. Ideally situated at the northwest corner of Glenmore Trail and 52 Street SE, with drive-around site access and rear signage exposure to 52 Street. Condo fees \$590/month.