



**GRASSROOTS**

REALTY GROUP

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**8, 240040 Frontier Place SE  
Rural Rocky View County, Alberta**

**MLS # A2325334**



**\$1,200,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	4,273 sq.ft.
<b>Zoning:</b>	Industrial General (I-G)

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	NA

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

4,273 SF and is fully developed with 7 Offices, a large boardroom, 2 full bathrooms, a large kitchen & lunch room and a sizable warehouse with radiant heating and a 16' X 16' W overhead door. The property has ample space behind the unit to accommodate larger trucks and sea cans. Loading 16 x 16 Drive in Door. Call Listing Agent for mor information.