



**GRASSROOTS**  
REALTY GROUP

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20, 12110 40 Street SE  
Calgary, Alberta

MLS # A2329193



**\$899,000**

**Division:** East Shepard Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Well-appointed 3,273 SF industrial condo unit in an established SE Calgary business park, offering an excellent mix of warehouse and professional office space. The main floor features a bright reception and showroom area, boardroom, and functional warehouse with a 12' x 12' drive-in door, while a developed upstairs mezzanine office provides additional workspace.