



GRASSROOTS
REALTY GROUP

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7730 46 Street SE
Calgary, Alberta

MLS # A2337285



\$6,999,999

Division: Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 31,062 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.55 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Rare industrial investment opportunity with six tenants occupying two buildings on 3.55 acres in the Foothills Industrial Park. Flexible lease terms provide an owner occupier with an immediate opportunity with future growth potential. Building 1 offers approximately 10,477 SF of warehouse space with approximately 6,859 SF of office over two floors and 2,908 SF of storage. Building 2 includes two units which are currently used for truck servicing with approximately 8,339 SF of shop space, including drive-through bays, service pit and a trench sump along with approximately 2,479 SF of office over two floors.