



GRASSROOTS
REALTY GROUP

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13, 7003 30 Street SE
Calgary, Alberta

MLS # A2340160



\$875,000

Division: Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,565 sq.ft.

Zoning: I-G

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Rare opportunity to acquire a 3,565 SF CFIA-approved industrial condominium suitable for food processing. The property features upgraded power of 400 amps, 208 volts (TBV), drains installed throughout the premises, and a recently replaced roof as part of the building complex. The bay offers approximately 1,765 SF of office space over two floors, featuring several private offices, workstations, a kitchenette, and washrooms on both levels. Approximately of 1,800 SF warehouse area features 20' clear height, drains throughout, and one 12' W x 14' H drive-in door. The unit includes three parking stalls. A cooler, freezer, and other equipment are available for purchase at an additional cost. Conveniently located with close proximity to Barlow Trail SE, Glenmore Trail SE, and Deerfoot Trail SE.