



GRASSROOTS
REALTY GROUP

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133, 7121 104 Avenue SE
Calgary, Alberta

MLS # A2342257



\$2,350,000

Division: East Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,225 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: .

Industrial condo located in RISE at Point Trotter, Building B, in Calgary's Point Trotter Industrial Park. Built in 2023. 7,638 sf on the main floor, plus 1,578sf of mezzanine space. I-G (Industrial & General) zoning with 28' clear ceiling height. Includes dock and grade loading, with two approximately 12' x 14' overhead grade doors. 7 exclusive-use parking stalls. Currently owner-occupied. The seller may consider a leaseback arrangement for an investor buyer. Convenient access to Glenmore Trail, Stoney Trail, 52 Street SE and Deerfoot Trail.