



GRASSROOTS
REALTY GROUP

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10, 333 28 Street NE
Calgary, Alberta

MLS # A2343088



\$2,950,000

Division: Meridian

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12,474 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Centrally located 12,474 SF end-unit industrial condominium with direct exposure to 28 Street NE. The total square footage includes 1,582 SF of main-floor office, 2,050 SF of second-floor office, and 8,842 SF of warehouse space. The space is currently configured as a quality gym and includes ample washrooms, change rooms, showers, an infrared sauna, steam room, make-up air system, 22' clear height, and one drive-in door measuring 12' W x 14' H. The unit also features substantial power capacity of 600 amps at 208 volts (to be confirmed), along with ample parking at both the front and rear of the unit. Conveniently located approximately 10 minutes from downtown Calgary, with easy access to Memorial Drive, Barlow Trail, and Deerfoot Trail NE. Availability is negotiable.