



GRASSROOTS
REALTY GROUP

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2815 12 Street NE
Calgary, Alberta

MLS # A2345332



\$3,250,000

Division: South Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 18,265 sq.ft.

Zoning: I-B

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.85 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Opportunity to acquire a well located flex industrial building with near-direct access to major regional transportation corridors. Situated on a 0.85 Acre site just 5 minutes from the Deerfoot / 32 Ave NE junction, the property occupies a strategic location in Calgary's South Airways district, benefiting from excellent proximity to Barlow Trail, McKnight Blvd and 16 Ave / Hwy 1, offering outstanding access to the city's entire NE industrial node, and the rest of the city at large. The property is I-B (Industrial - Business) zoning, and offers ±5,995 SF of warehouse space with ±20' clear height, and ±1,004 SF of mezzanine storage, along with another ±5,131 SF workshop space. The second floor consists of ±5,131 of mixed office space, including a reception area, closed private offices, a semi-enclosed bullpen area with floor-to-ceiling partitions, some open work space, an enclosed boardroom and a kitchenette. There is ample onsite parking (24 stalls), along with 3 12' grade doors for loading / freight access in the rear of the building which will accommodate a wide variety of uses. Power on site is 3 phase / 400 amp (TBV).