

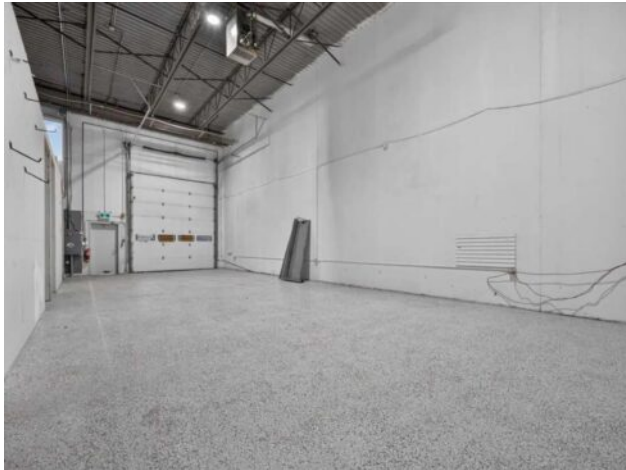


GRASSROOTS
REALTY GROUP

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1030, 4385 104 Avenue SE
Calgary, Alberta

MLS # A2347632



\$899,999

Division: East Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,983 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

Versatile industrial condo at #1030, 4385 104 Avenue SE featuring a functional mix of warehouse, office and storage space across two levels. Includes 4 assigned parking stalls plus room for approximately 5-6 additional vehicles at the rear. Additional built-out mezzanine offers potential for further usable space with potential access through the second floor closet. The unit also has a 14x12' drive in door.