



GRASSROOTS
REALTY GROUP

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151, 4999 43 Street SE
Calgary, Alberta

MLS # A2347658



\$875,000

Division: Eastfield

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,286 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Office Furniture is negotiable. Racking in the warehouse will remain with the property.

Rare opportunity to purchase a small industrial warehouse bay offering an efficient and functional space for a variety of industrial, service, and business uses. The property provides convenient access to major transportation routes, including Stoney Trail and Deerfoot Trail, allowing for quick and easy connectivity throughout the city and surrounding areas. Featuring practical warehouse space, excellent accessibility, and a highly functional layout, this opportunity is well suited for businesses looking for a small industrial location with strong transportation connectivity. An ideal option for owner-users looking to relocate their business.