



GRASSROOTS
REALTY GROUP

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305, 10960 42 Street NE
Calgary, Alberta

MLS # A2349925



\$814,900

Division: Stoney 3

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,333 sq.ft.

Zoning: I-C

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

A unique opportunity in Jacksonport, this 2,333 SF end-cap industrial condo is configured over two levels and offers an excellent combination of warehouse and professionally finished office space. The main level features functional warehouse space with a rear overhead drive-in door, while the upper level includes three private offices and a boardroom. A private entrance vestibule provides separation between the two floors, allowing the space to accommodate separate business operations or a single owner-user. Located minutes from Calgary International Airport with convenient access to Metis Trail, Stoney Trail and Deerfoot Trail. I-C zoning provides flexibility for a broad range of industrial and commercial uses.