

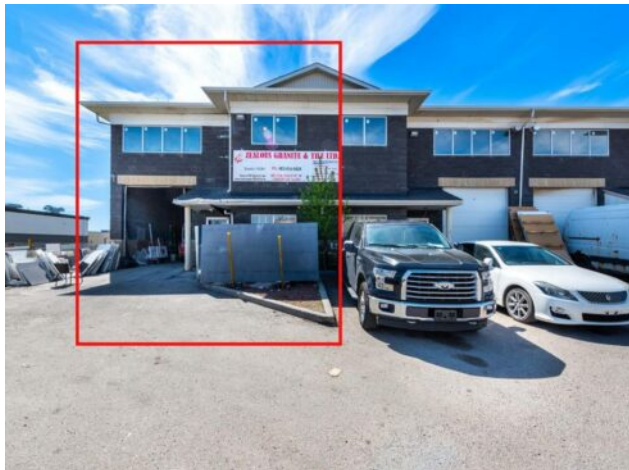


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2126, 5150 47 Street NE
Calgary, Alberta

MLS # A2124940



\$926,100

Division: Westwinds

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,058 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Highly flexible zoning, allowing for a wide variety of commercial and light industrial uses such as athletic facilities, auto body and paint shops, automotive sales/rental/service, grocery stores, laboratories, manufacturing-related uses, distribution of products/materials, recreational and commercial vehicle sales/rental/service, as well as veterinary clinics/hospitals, to name a few. Bays feature 22' clear height, with most of the bays including one 10' x 12' front drive-in door. Investment opportunity for a small investor or owner-occupier looking to acquire their own real estate and control the future of their operating premises.