



**GRASSROOTS**  
REALTY GROUP

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**7, 624C Beaver Dam Road NE**  
**Calgary, Alberta**

**MLS # A2153363**



**\$899,000**

**Division:** Skyline West

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,660 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All business equipment

3660 sqft industrial bay with 22 feet ceiling height currently operated as a commercial laundry cleaning company with steady clientele. It has office area, meeting area, 2 washrooms, and 330 sqft mezzanine. Lots of parking. It closes to Mcknight Blvd, Edmonton Trail and Deerfoot Trail. \*\* Be your own boss \*\*