



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**210A, 4720 106 Avenue SE**  
**Calgary, Alberta**

**MLS # A2184855**



**\$18 per sq.ft.**

**Division:** East Shepard Industrial

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,550 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Excellent leasing opportunity in South Calgary. The building offers a professional first impression for staff and clients, is fully Wheelchair Accessible including Elevator to the second floor, there are skylights in the common area increasing the natural light in the building including in the winter. The building is highly efficient which results in lower operating costs than any comparable building in South Calgary. Complete staging services available for your New Space! Current Spaces are gorgeous but Tenant Improvements available. And let's not forget, Tim Hortons and Subway are 40 seconds away by car, 2-minute walk!