



GRASSROOTS
REALTY GROUP

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1219 38 Avenue NE
Calgary, Alberta

MLS # A2192943



\$1,857,600

| | |
|-------------|---------------|
| Division: | McCall |
| Type: | Industrial |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 12,384 sq.ft. |
| Zoning: | I-G |

| | | | |
|-------------|-----|----------------|---|
| Heating: | - | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | - | Utilities: | - |
| Exterior: | - | Parking: | - |
| Water: | - | Lot Size: | - |
| Sewer: | - | Lot Feat: | - |
| Inclusions: | N/A | | |

Industrial condo bay totalling 12,384 sq.ft. with 6,431 sq.ft. on the main floor and 5,953 sq.ft. on the second floor. Ceiling Height of 8'. 10' x 10' Dock loading door. 68' Marshalling area. 8 assigned parking stalls, 19 visitor parking stalls on site. Unit has new RTU, LED lighting, new man and overhead doors, new unit heater, and new electrical panel (100A/600V).