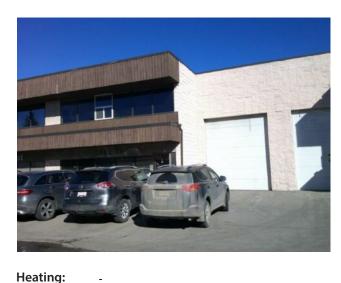


587-777-7276

yuri@grassrootsrealtygroup.ca

Unit# 6, 3510 27 Street NE Calgary, Alberta

MLS # A2195020



\$1,080,000

Horizon Division: Industrial Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 3,988 sq.ft. Zoning: I-G Addl. Cost: **Based on Year: Utilities:**

Floors: Roof: **Exterior:** Parking: Water: Lot Size: Sewer: Lot Feat:

Inclusions: N/A

Amazing Opportunity! This 3,025 sq. ft. space, plus a 963 sq. ft. mezzanine, is in a highly sought-after location with quick access to Barlow Trail, 16th Avenue, and 32nd Avenue. The property features a 14 ft. loading door, three bathrooms, office space, and ample parking with four assigned stalls plus six visitor parking spaces. Enjoy low condo fees—only \$500 per month, which includes water, garbage collection, snow removal, lawn care, and landscaping. Great for owner-users and investors alike! Whether you're looking to establish your business or make a smart investment, this property offers excellent value and potential. Don't miss out on this exceptional opportunity! Contact us today for more details.