



**GRASSROOTS**  
REALTY GROUP

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**Unit# 6, 3510 27 Street NE**  
**Calgary, Alberta**

**MLS # A2195020**



**\$1,080,000**

**Division:** Horizon

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,988 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

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.