

MLS # A2227964

Calgary, Alberta



**\$349,900**

**Division:** Calgary  
**Type:** Business  
**Bus. Type:** Printing,Retail  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,000 sq.ft.  
**Zoning:** I-G

|                    |      |                       |   |
|--------------------|------|-----------------------|---|
| <b>Heating:</b>    | -    | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>     | -    | <b>Based on Year:</b> | - |
| <b>Roof:</b>       | -    | <b>Utilities:</b>     | - |
| <b>Exterior:</b>   | -    | <b>Parking:</b>       | - |
| <b>Water:</b>      | -    | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>      | -    | <b>Lot Feat:</b>      | - |
| <b>Inclusions:</b> | None |                       |   |

1,000 sf IG zoned light industrial bay for sale in the NE quadrant of the city. Located just off of 36 St and Memorial Drive. This bay is a great opportunity for an owner user with low investment to operate and run their business. Drive-in overhead door, 18 ft ceiling, 100 amp with low condo fees. Condo board does permit automotive use in the complex. All tours by appointment only.