

780-380-6207  
meghan@meghanrobinson.net

104, 4116 64 Avenue SE  
Calgary, Alberta

MLS # A2154835



**\$625,000**

|                    |                        |
|--------------------|------------------------|
| <b>Division:</b>   | Foothills              |
| <b>Type:</b>       | Industrial             |
| <b>Bus. Type:</b>  | -                      |
| <b>Sale/Lease:</b> | For Sale               |
| <b>Bldg. Name:</b> | Foothills Commercial   |
| <b>Bus. Name:</b>  | -                      |
| <b>Size:</b>       | 3,233 sq.ft.           |
| <b>Zoning:</b>     | I-G Industrial General |

**Heating:** Central, Forced Air, Natural Gas

**Floors:** -

**Roof:** Membrane

**Exterior:** Concrete, Mixed

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

3,233 sq. ft. Condo Warehouse bay Highlights&hellip; - Accessible location just off Barlow Trail & 61 Avenue SE, proximity to major traffic corridors - Professionally managed complex - Clean unit fully developed on 2 levels - Well maintained owner occupied complex Fully developed clean Warehouse bay with office improvements on 2 levels. Main floor contains, reception, 2 private offices, staff kitchen and 2 washrooms, balance is open warehouse, 2nd floor contains 2 private offices, conference room and storage. Excellent location in proximity to major traffic corridors