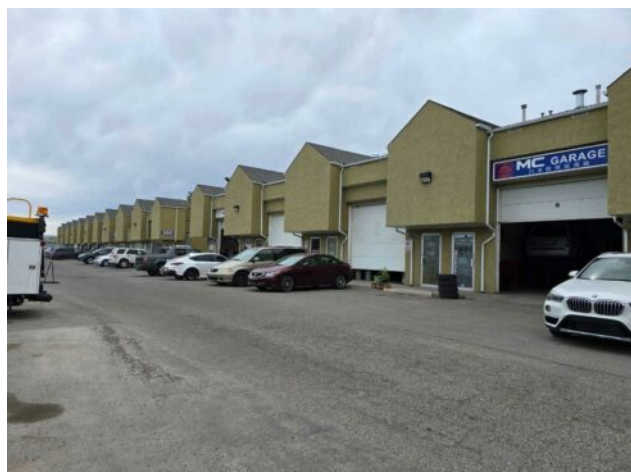


MLS # A2227964**Calgary, Alberta****\$349,900**

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

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.