

**103, 2719 7 Avenue NE**  
**Calgary, Alberta**

**MLS # A2211147**



**\$845,000**

**Division:** Meridian

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,865 sq.ft.

**Zoning:** I-G

**Heating:** Radiant

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Call seller directly

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Click brochure link for more details. Includes custom 3 level racking system valued at \$100,000. Bright, high end air conditioned office space on second floor. Internal secure loading area with sump drain. Temperature and humidity controlled warehouse space. Professionally managed condominium. Walking distance to the LRT. Close to restaurants and other major amenities. Quick access to Memorial Drive, Barlow Trail and Deerfoot Trail.