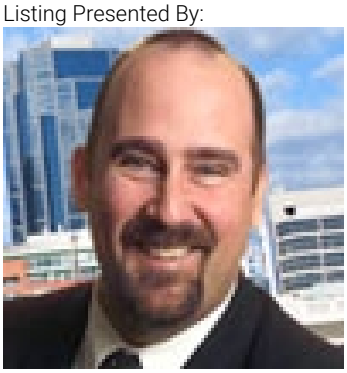


4632 1 Street Calgary Alberta

$16

Excellent opportunity to lease 5057 sqft industrial warehouse space, ideally located with convenient access to major transportation routes and surrounding industrial areas. The property offers a minimum of 200-amp electrical power and flexible space suitable for a variety of warehouse, storage, distribution, and other industrial business operations. Warehouse ceiling height: 15 ft, with 1 drive-in door. The space may also accommodate automotive repair uses, subject to applicable municipal approvals. The lease includes 5 designated parking stalls, with additional parking available if required. The property is currently zoned IB (Industrial-Business), and the landlord is in the process of applying to change the zoning to IG (Industrial-General), which may offer additional flexibility for industrial uses, subject to City of Calgary approval. (id:6769)

Listing Presented By:



Originally Listed by:
Grand Realty

https://abbusinesssale.com/

RE/MAX Realty Professionals

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