

**2153 Pegasus Way NE**  
**Calgary, Alberta**

**MLS # A2257571**



**\$450,000**

**Division:** Pegasus

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,449 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All shelving included with sale.

This functional and well-located industrial condo bay offering 1,448 square feet of versatile space and a 937 square foot mezzanine, is located in the heart of Northeast Calgary's Pegasus industrial park. With a generous clear ceiling height of 20 feet 5 inches and 1 drive-in door, provides flexibility for a wide range of uses, from light industrial to small-scale warehousing or operations. Located just minutes from major transportation routes like Deerfoot Trail, McKnight Blvd, and Barlow Trail, this property provides excellent connectivity for both staff and deliveries. On-site parking is available.