

**11, 2235 30 Avenue NE**  
**Calgary, Alberta**

**MLS # A2262461**



**\$529,900**

**Division:** South Airways

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,589 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Don't miss this fantastic opportunity! A prime industrial space with a highly functional layout, featuring a 12-ft overhead door and a beautifully renovated office. With 1,819 sq ft on the main level plus a 770 sq ft mezzanine, the potential is endless. Benefit from an established lease until Feb 2027 and an unbeatable location with easy Deerfoot access. Schedule your tour today to see all its possibilities!