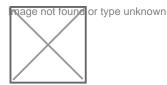


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 10B, 416 MERIDIAN ROAD SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 30010

MLS ID: A2207148

\$520,000



- <sup>△</sup> PAUL BAL
- **2** (403) 294-1500
- □ CIR Realty
- **403-294-1500**

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10B, 416 Meridian Road SE, Calgary, Alberta T2A 1X2

**Transaction Type** 

For Sale

Title

**Days On Market** 

Zoning

I-C

Subdivision Meridian

Fee Simple

Year Built 1977

**Structure Type** 

Industrial

**Property Sub Type Property Type** Commercial

Industrial

Legal Plan

0611083

Building Area (Sq. M.) Building Area (Sq. Ft.)

165.19

**Parking** 

Inclusions

N/A

1778.10

Restrictions

Airspace Restriction, Utility Right Of Way

Reports

Title

FOR SALE, Industrial Bay. This centrally located unit offers 1778 sqft of main floor space, thoughtfully designed with a welcoming showroom/office area at the front. The additional 899 sqft mezzanine provides flexible space for storage or office expansion. The rear warehouse space features impressive high ceilings and a large, ground-level overhead door for seamless loading and unloading. Enjoy the comfort of central A/C and the convenience of 4 assigned parking stalls. A perfect blend of professional image and practical functionality. Close to Downtown, Deerfoot, Airport and much more, a must to see.

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