

115, 4999 43 Street SE  
Calgary, Alberta

MLS # A2158978



## \$345,000

Division: Eastfield

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,118 sq.ft.

Zoning: Cal Zone E

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Prime Opportunity for Emerging Businesses in Calgary Unlock the potential of your growing business with these TWO exceptional commercial units (sold as one), ideally suited for small or new businesses looking to expand. Imagine running your operation from one unit while leasing out the second for additional income until your business is ready to scale up. This location has proven to be a springboard for success—the current business has grown so rapidly that it's expanding to a larger space after just a few short years! **KEY FEATURES:** \*Low Operating Costs: Enjoy the benefit of very low condo fees (\$274.90) \*Ample Parking: Comes with 4 assigned parking spots, with plenty of additional parking available on the paved lot right in front of the units—ideal for your clients and employees. \*Modern, Versatile Space: The stunning corner unit, featuring a corner glass wall, offers great visibility and natural light. Both units combined total 1,118 square feet and include two entrances, providing flexibility and convenience. \*Restaurant-Ready Setup: Plumbing and electrical systems are already in place for a small restaurant, cafe, or catering operation. With CENTRAL AC and wheelchair ACCESSIBILITY, the units are fully equipped to meet various business needs. \*Investor Appeal: Savvy investors will appreciate the value in this beautifully maintained and well-presented complex, built in 2000. It's a solid investment in a prime location, offering significant potential for future growth. \*Option to lease common area storage within the unit Seize this outstanding opportunity to secure a commercial space in a thriving part of Calgary, perfectly tailored to the needs of a growing business. Don't miss out on making this strategic move for your company's future!