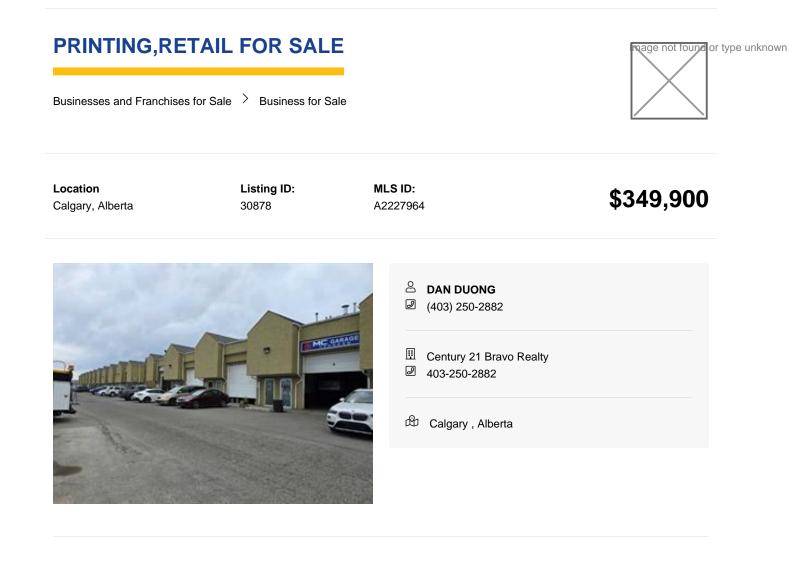


Generated: Aug 7, 2025, 19:12:16

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.



Transaction Type For Sale

Zoning I-G

Property Type Commercial

Building Area (Sq. M.) 92.90

Reports None Days On Market 61

Year Built 1999

Property Sub Type Business

Inclusions None Business Type Printing,Retail

Structure Type Retail

Building Area (Sq. Ft.) 1000.00

Restrictions None Known

1,000 sf IG zoned light industrial bay for sale in the NE quadrant of the city. Located just off of 36 St and Memorial Drive. This bay is a great opportunity for an owner user with low investment to operate and run their business. Drive-in overhead door, 18 ft ceiling, 100 amp with low condo fees. Condo board does permit automotive use in the complex. All tours by appointment only.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.