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## 5B, 416 MERIDIAN ROAD SE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
35238


**MLS ID:**  
A2310793

**\$435,000**



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 5B, 416 Meridian Road SE, Calgary , Alberta T2A 1X2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Zoning</b> I-C
<b>Subdivision</b> Meridian	<b>Year Built</b> 1977	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0611083
<b>Building Area (Sq. Ft.)</b> 19247.22	<b>Building Area (Sq. M.)</b> 1788.11	<b>Inclusions</b> Alarm System, Cameras, & Entry Keypad
<b>Restrictions</b> Airspace Restriction,Utility Right Of Way	<b>Reports</b> Aerial Photos	

Prime opportunity to secure a highly versatile industrial bay in the established Meridian subdivision. Unit 5B offers approximately 1,788 SQ.FT. of functional space, ideally suited for owner-users, trades, service-based businesses, or investors seeking strong long-term flexibility under I-C zoning. This bay caters to a wide range of uses including contractors, electrical, HVAC, plumbing, auto-related services, storage operators, e-commerce distribution, showroom concepts, or boutique fitness and studio users looking for adaptable industrial space. The open layout allows for efficient build-out tailored to your operation, with the added option to customize and enhance usability over time. Located along Meridian Road NE, the property benefits from excellent accessibility to major transportation routes, making it ideal for businesses requiring efficient logistics, client access, or city-wide service reach. The site includes access to 8 parking stalls, supporting both staff and customer needs. Unit 6B is also available for sale, creating a unique opportunity for buyers seeking additional square footage, future expansion, or the ability to control adjacent space. For investors, this is a compelling asset with strong leasing potential given the flexible zoning and high demand for small-bay industrial product in NE Calgary. For owner-users, it presents an opportunity to control occupancy costs while building equity in a scarce asset class. An excellent entry point into Calgary's industrial market with both immediate usability and long-term upside.

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