

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.

6B, 416 MERIDIAN ROAD SE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
35239


MLS ID:
A2310794

\$435,000



 **ELIAS HADDAD**
 (403) 228-5557

 REMAX Innovations
 403-228-5557

 6B, 416 Meridian Road SE, Calgary , Alberta T2A 1X2

Transaction Type For Sale	Title Fee Simple	Zoning I-C
Subdivision Meridian	Year Built 1977	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0611083
Building Area (Sq. Ft.) 1596.73	Building Area (Sq. M.) 148.34	Inclusions Alarm System, Cameras, & Entry Keypad
Restrictions Airspace Restriction,Utility Right Of Way	Reports Aerial Photos	

Position your business or portfolio in one of Calgary's most in-demand industrial corridors with this approximately 1,597 SQ.FT. bay in the Meridian subdivision. Zoned I-C, Unit 6B offers exceptional flexibility for a wide spectrum of users ranging from trades and logistics operators to showroom concepts and light industrial businesses. This space is ideal for entrepreneurs and growing companies seeking a functional footprint with the ability to customize for their specific operations. Whether you're a contractor needing a base of operations, an e-commerce business requiring storage and fulfillment space, or a specialty user such as automotive, fabrication, or fitness, this bay provides the foundation to scale. Strategically located along Meridian Road NE, the property supports efficient movement across Calgary and is particularly attractive for businesses that rely on accessibility within the NE industrial hub. The site includes access to 4 assigned parking stalls, accommodating both employees and visiting clients. Unit 5B is also available for sale, offering a rare chance to secure adjacent space for expansion, multi-division operations, or increased investment control. For investors, the demand for smaller industrial bays continues to outperform supply, making this a strong candidate for stable tenancy and long-term appreciation. For owner-users, this is a rare opportunity to secure a foothold in a competitive industrial market while maintaining control over your operating environment. A flexible, high-demand asset designed to adapt to your business vision.

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™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.