

102 Meridian Road NE  
Calgary, Alberta

MLS # A2265058



**\$5,000 per month**

**Division:** Mayland Heights

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,000 sq.ft.

**Zoning:** IC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat Torch Membrane

**Utilities:** -

**Exterior:** Brick, Post & Beam

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Walk in coolers with shelves

**LOCATION LOCATION LOCATION** Splendid location. Facing Barlow Trail and Center Ave N E with an extra service road Meridian RD. By City count Thousands of vehicles pass every day. **TERRIFIC** location. Zoned for retail, commercial etc. Drive in overhead door access into the building. Lots of customer parking. You can apply to the city to operate business(es) under the zoning IC ( Industrial, commercial). It used to be occupied by a bank so it has a bank Vault. Many uses possible liquor store, detailing , day care etc etc It has no competition for businesses like restaurant, convenience store, car detailing, etc. Plenty of parking on site