

FOR SALE

4124-8th Street SE, Calgary, AB

14,897 square feet on 0.87 acres



Drive-in Loading



Heavy Power



Strategically located in Highfield

JON C. MOOK, Sior
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

ELIAS TSOUGRIANIS
INDUSTRIAL SALES & LEASING ASSOCIATE
C: 403-680-4875
etsougrianis@lee-associates.com

PROPERTY DETAILS

DISTRICT:

Highfield

LEGAL DESCRIPTION:

Plan 211JK, Block 21, Lot 3

AVAILABLE AREA:

Office: 2,821 sq. ft.

Warehouse: 12,076 sq. ft.

Total: 14,897 sq. ft.

ZONING:

I-G (Industrial General)

PURCHASE PRICE:

\$2,600,000 (\$174.53 per sq. ft.)

PROPERTY TAXES:

\$23,641.79 annum (for 2025)

AVAILABLE:

November 1st, 2025

CEILING HEIGHT:

12' clear

LOADING:

1 - 14' x 10' drive-in doors

1 - 12' x 14' drive-in doors

2 - 10' x 10' drive-in doors

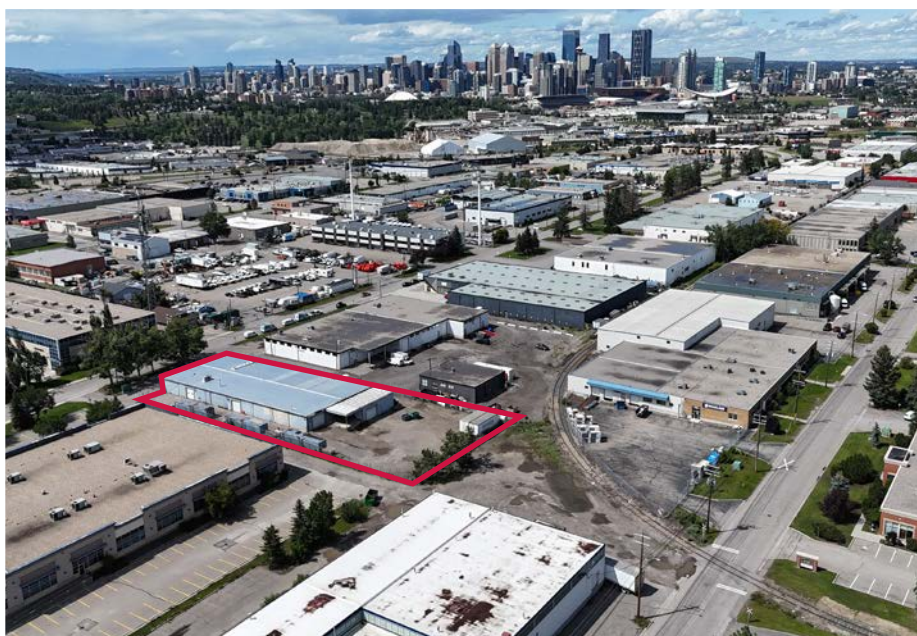
Dock platform

POWER:

600 amp, 600 volt, 3 phase service (TBV)

YEAR OF CONSTRUCTION:

1963



COMMENTS:



- 2 sets of washrooms



- HVAC in South Office



- Sprinklered

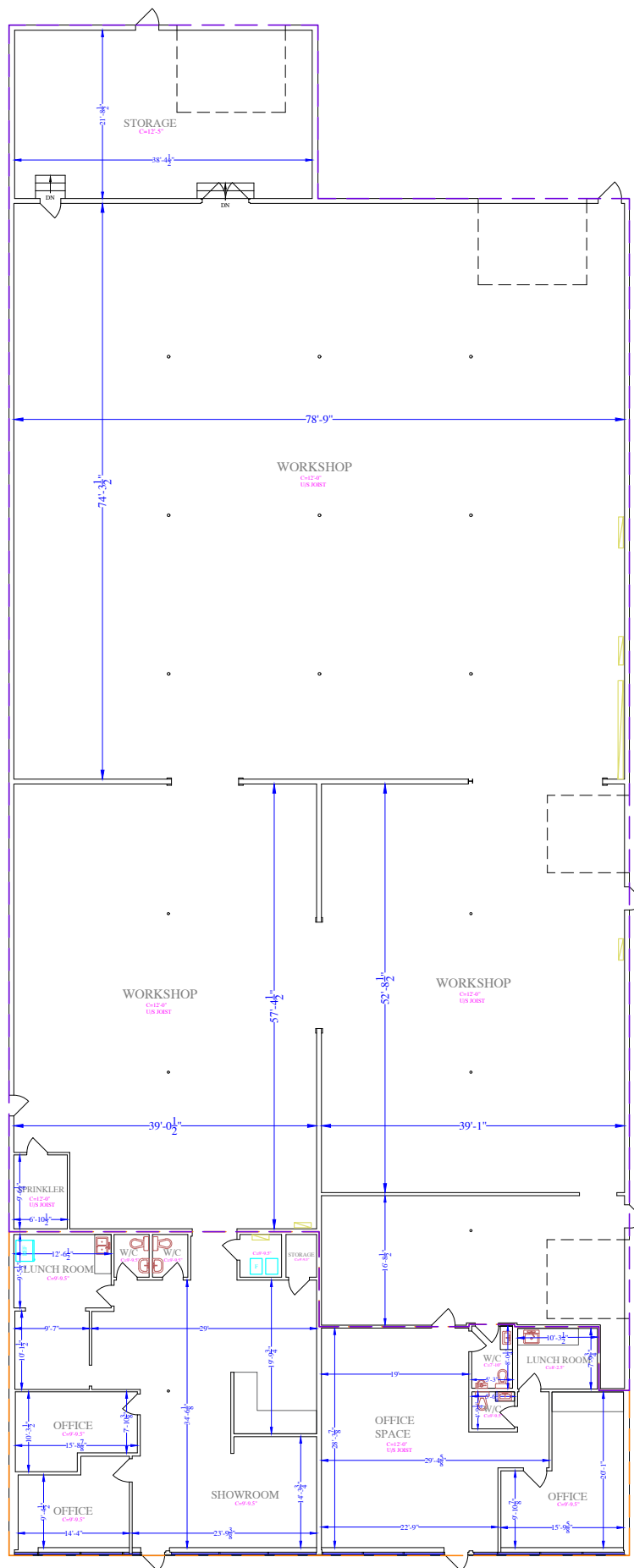


- Sump

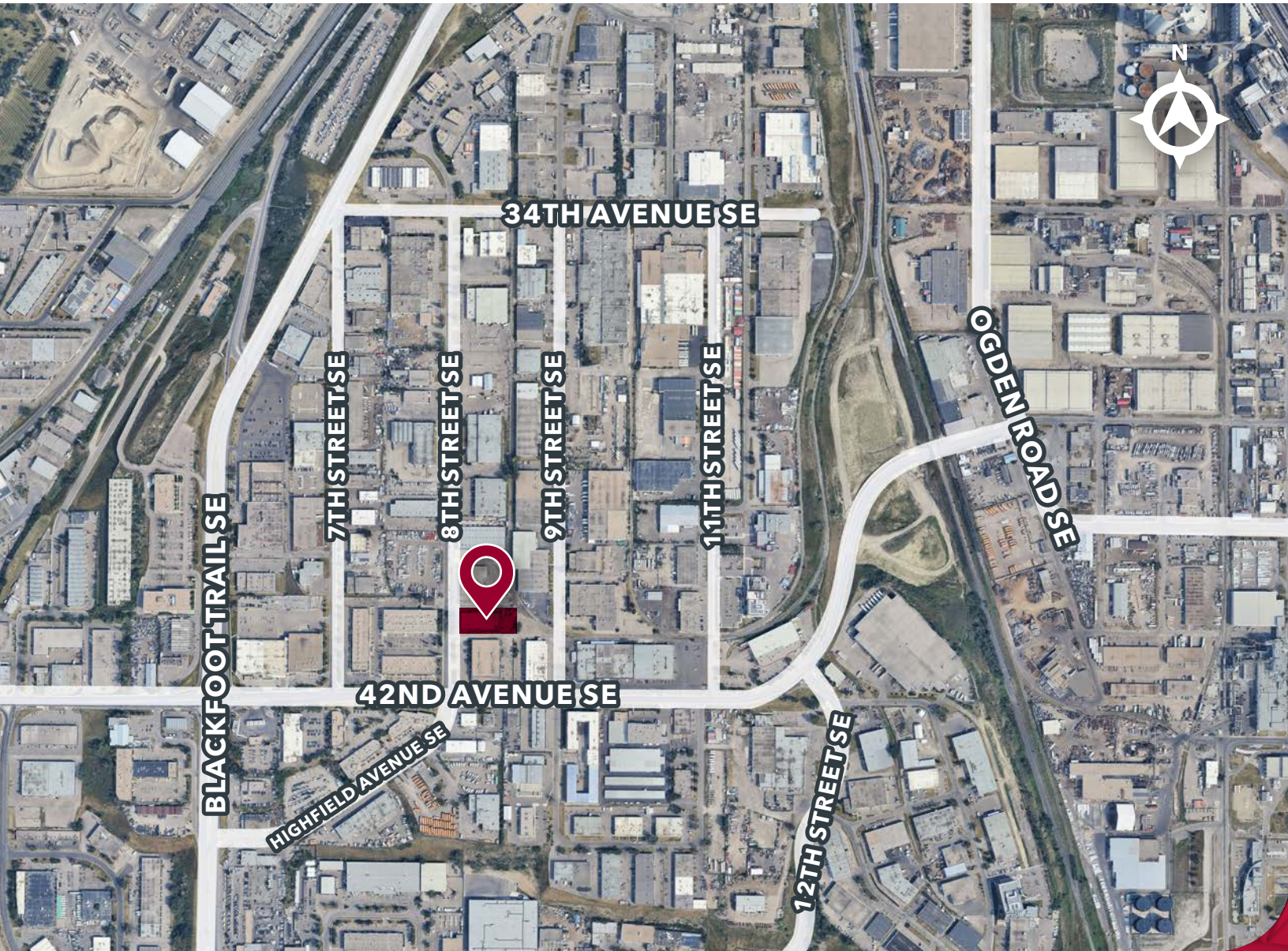


- 2 access points with gravel yard

FLOOR PLAN



LOCATION



CONTACT US



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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9
lee-associates.com/calgary

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