

FOR SALE



3916-72nd Avenue SE, Calgary, AB

167,922 sq. ft. manufacturing/warehouse facility on 6.26 acres



Large-scale
purchase opportunity



Dock & drive-in
loading capabilities



High-profile
exposure property

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PROPERTY DETAILS

DISTRICT:

Foothills

LEGAL DESCRIPTION:

Plan 7610907, Lot 9, Block 3

SITE SIZE:

6.26 acres

ZONING:

Industrial General (I-G)

AVAILABLE AREA:

Office/Warehouse: 167,922 sq. ft.

*Exact measurements to be confirmed

YEAR OF CONSTRUCTION:

1978

PURCHASE PRICE:

Market

PROPERTY TAXES:

\$321,098.71 (for 2025)

AVAILABLE:

March 1st, 2026

CEILING HEIGHT:

13'4" clear (Under Shipping Area)

26'9" clear (Warehouse Area)

23' clear (Outside Storage Area)

LOADING:

19 - 8' x 8' dock doors with levelers

6 - 8' x 9' dock doors with levelers

1 - 8' x 12' dock doors with leveler

1 - 8' x 10' dock door without leveler

1 - 8' x 10' ramped drive-in door

1 - 8' x 8' drive-in door

POWER:

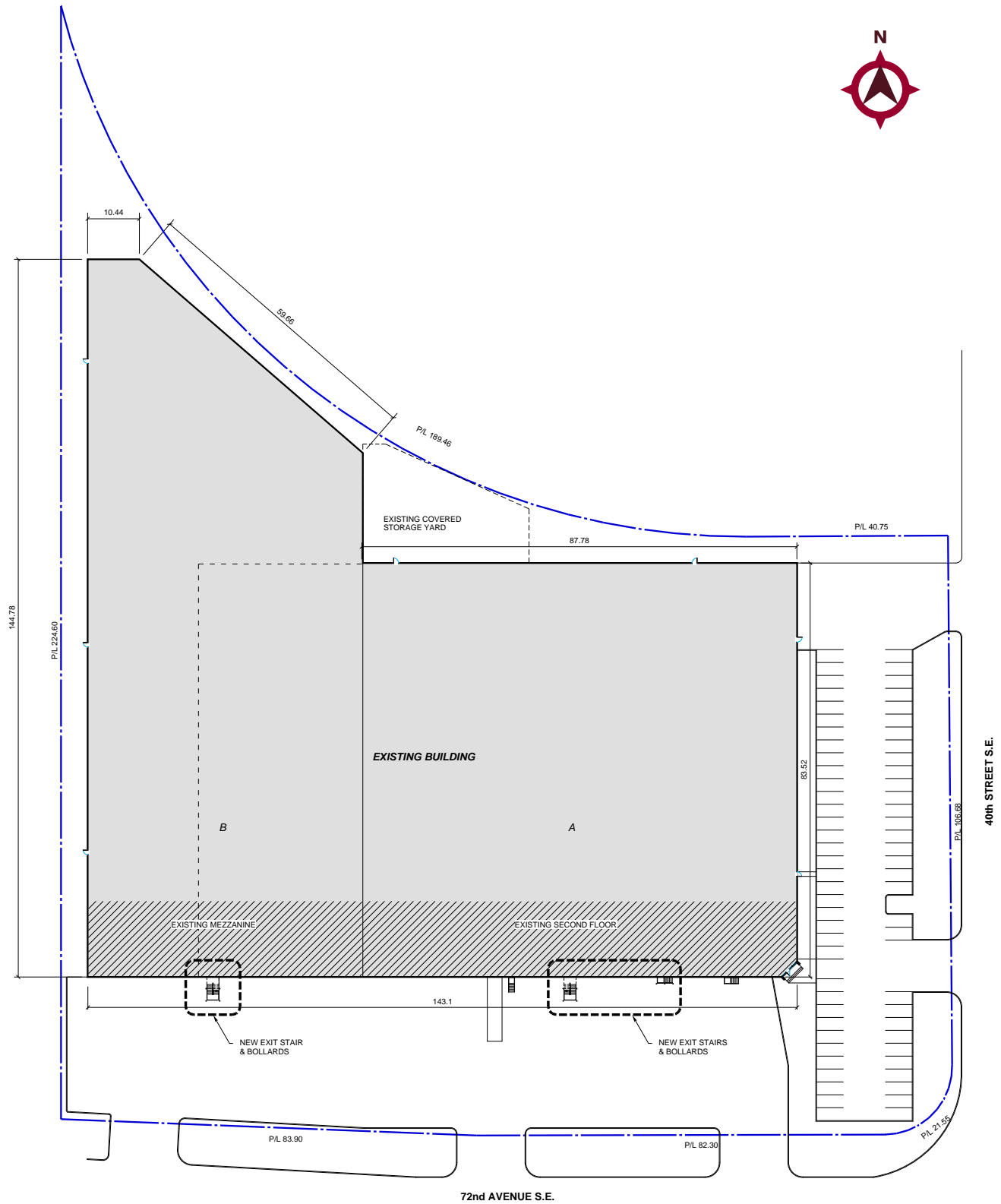
800 amps, 600 volts, 3 phase service (TBV)

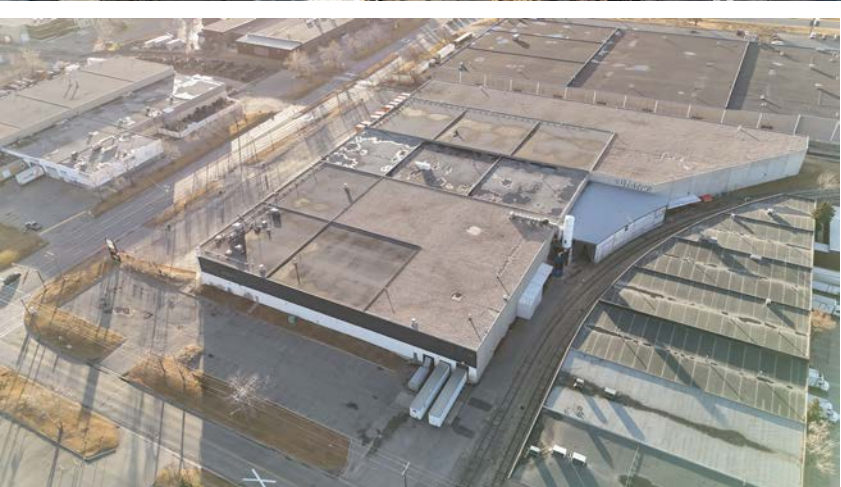
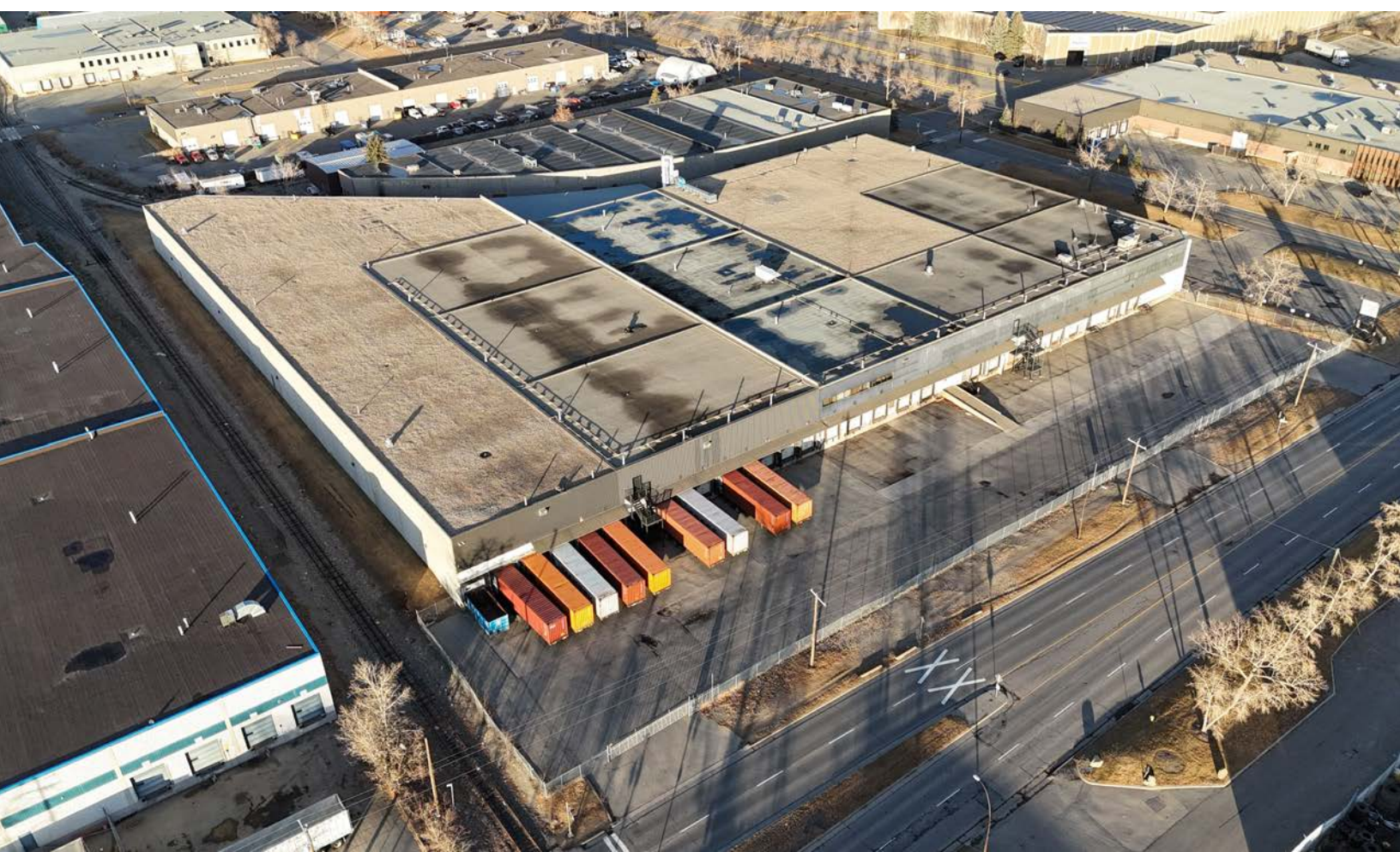
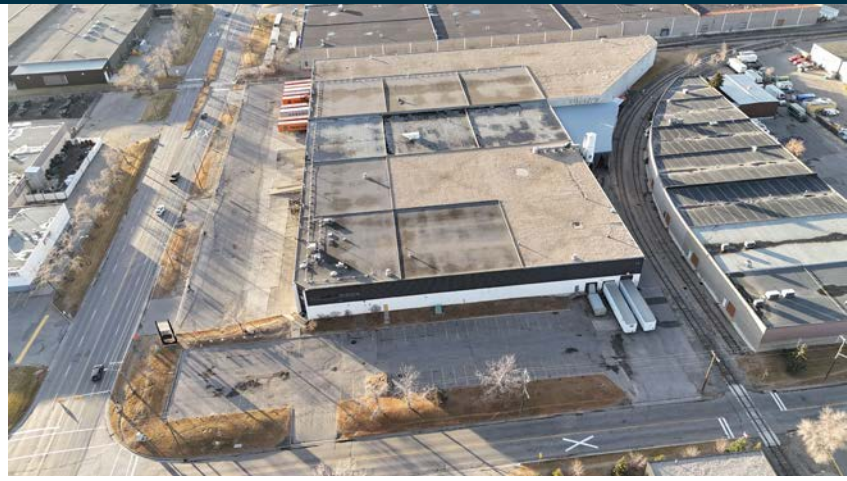
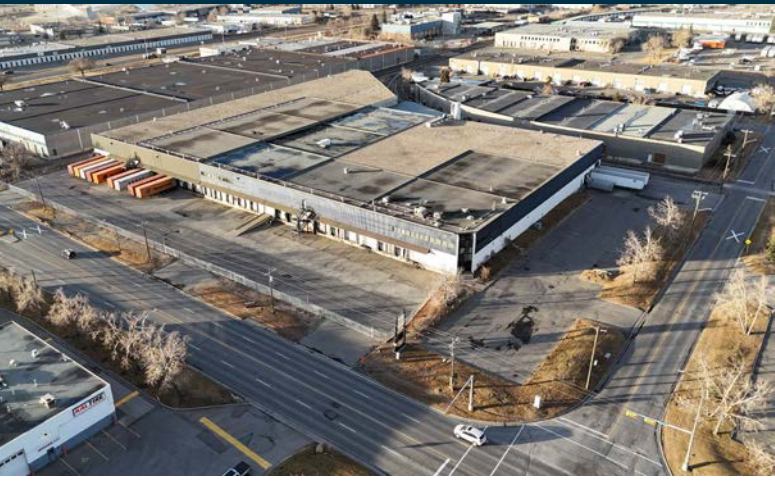
**COMMENTS:**

- » Second-floor concrete mezzanine area
- » Make-up air unit(s) (CFM TBV)
- » LED lighting throughout warehouse facility
- » Brand new full fire suppression system recently installed
- » Disconnected CN rail line on the north end of property
- » Airlines connected throughout warehouse area
- » Outside covered storage area with exterior dry sprinkler system
- » Reinforced concrete apron (South loading area)
- » Excellent exposure along 72nd Ave SE
- » Nearby amenities with public transit stops in close proximity

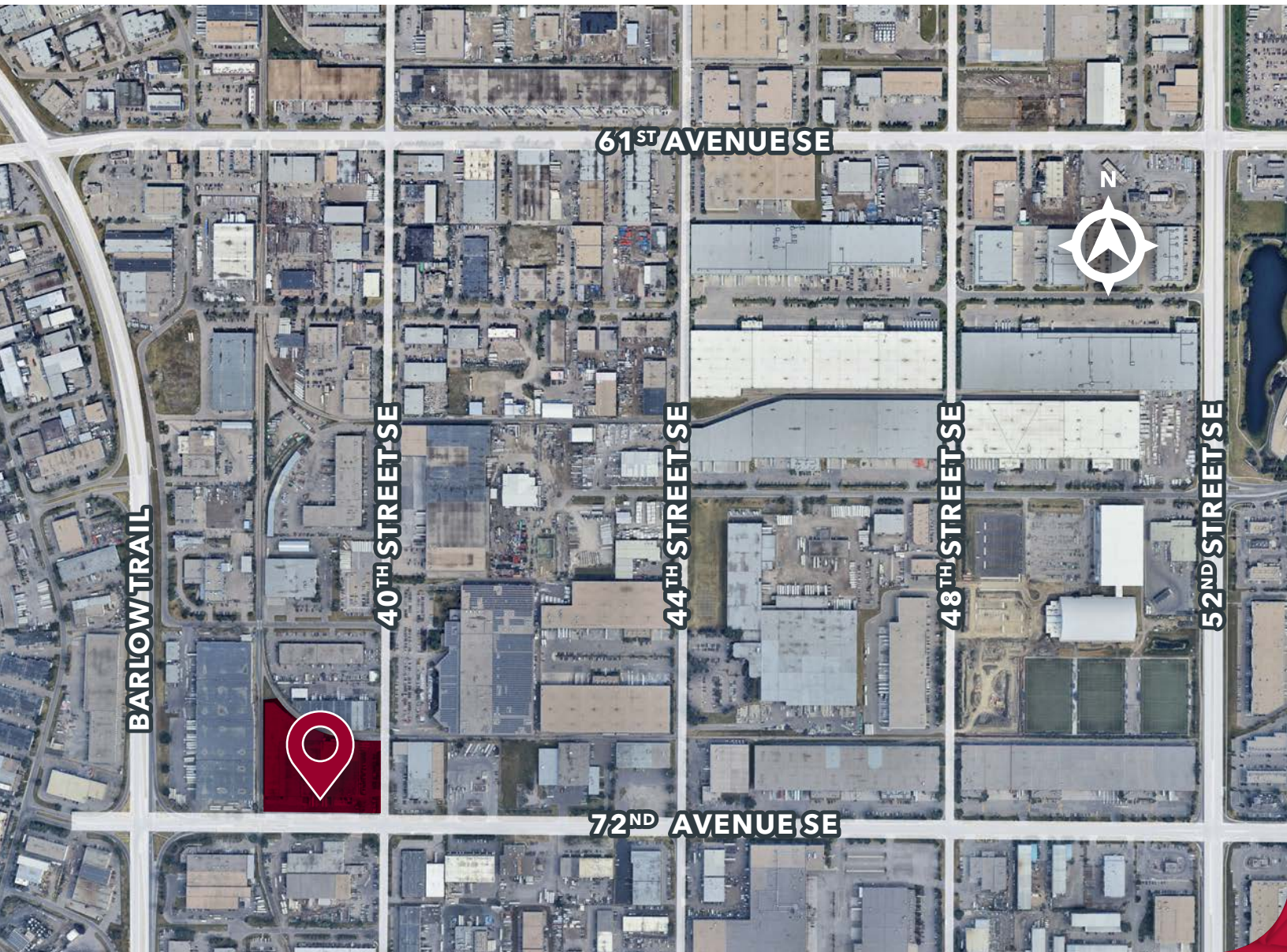


SITE PLAN





LOCATION



CONTACT US



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