

FOR SALE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

3916 - 1st Street NE | 207 - 39th Avenue NE
Calgary, AB
10,460 square feet on 0.44 acres



Two Office
Buildings



Located in Greenview
Industrial Park



Owner-User
Opportunity

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

BRAD STONE
VICE PRESIDENT, PRINCIPAL
C: 403-613-2898
bstone@lee-associates.com

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

PROPERTY DETAILS

AVAILABLE:

3916 - 1st Street NE:	3,386 sq. ft.
207 - 39th Avenue NE:	7,074 sq. ft.
Total:	10,460 sq. ft.

SITE SIZE:

0.44 acres

LEGAL DESCRIPTION:

Plan 5002AH
Block 30
Lots 21 to 26 Inclusive

ASKING SALE PRICE:

\$2,876,500 (\$275 per sq. ft.)

OPERATING COSTS:

\$8.79 per sq. ft. per annum (for 2026)

PROPERTY TAXES:

\$28,595.47 (included in Op. Costs)
\$2.73 per sq. ft. per annum (for 2026)

AVAILABLE:

Fall 2026

DISTRICT:

Greenview Industrial Park

ZONING:

I-E Industrial - Edge

HEATING AND COOLING:

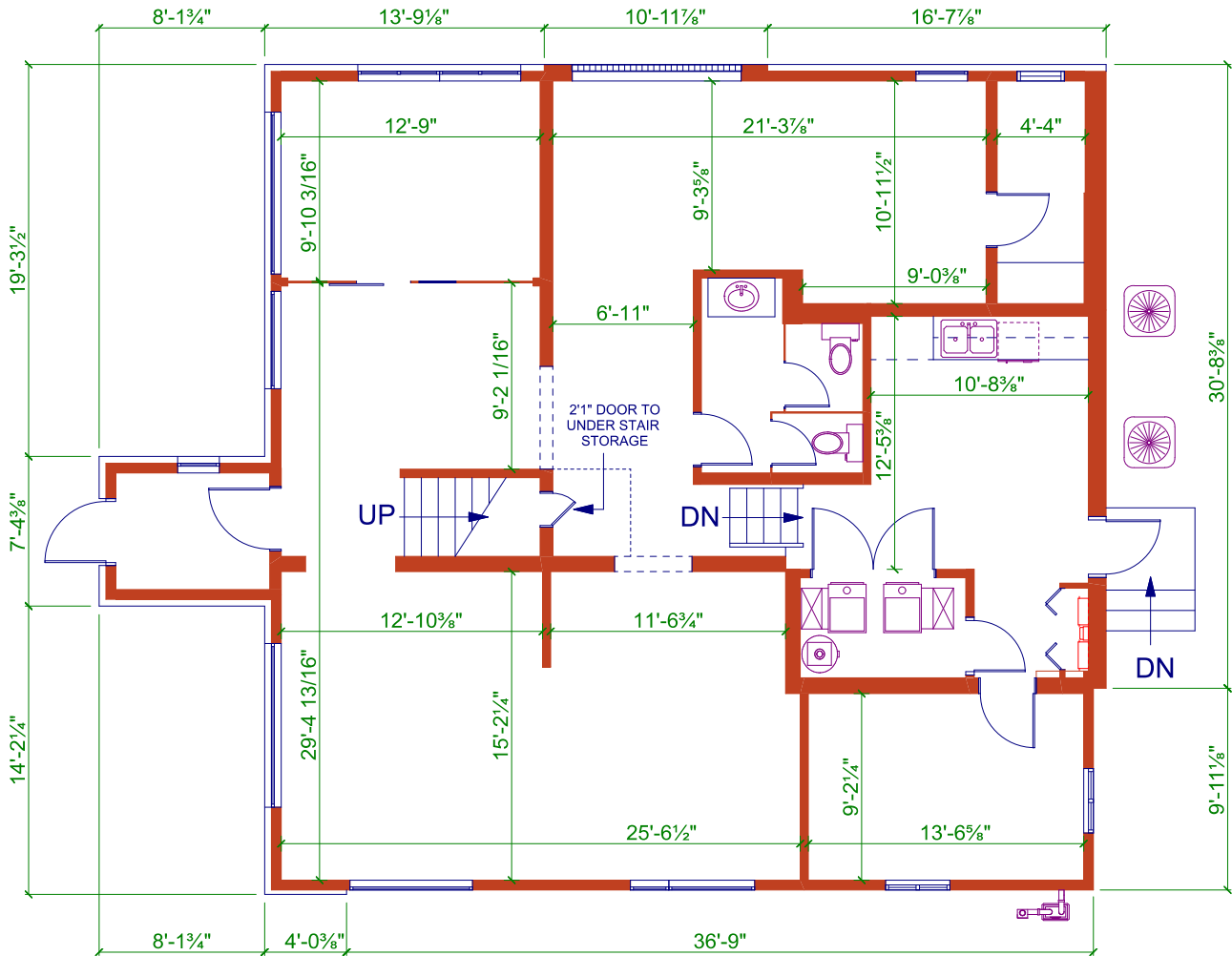
HVAC Units

COMMENTS:

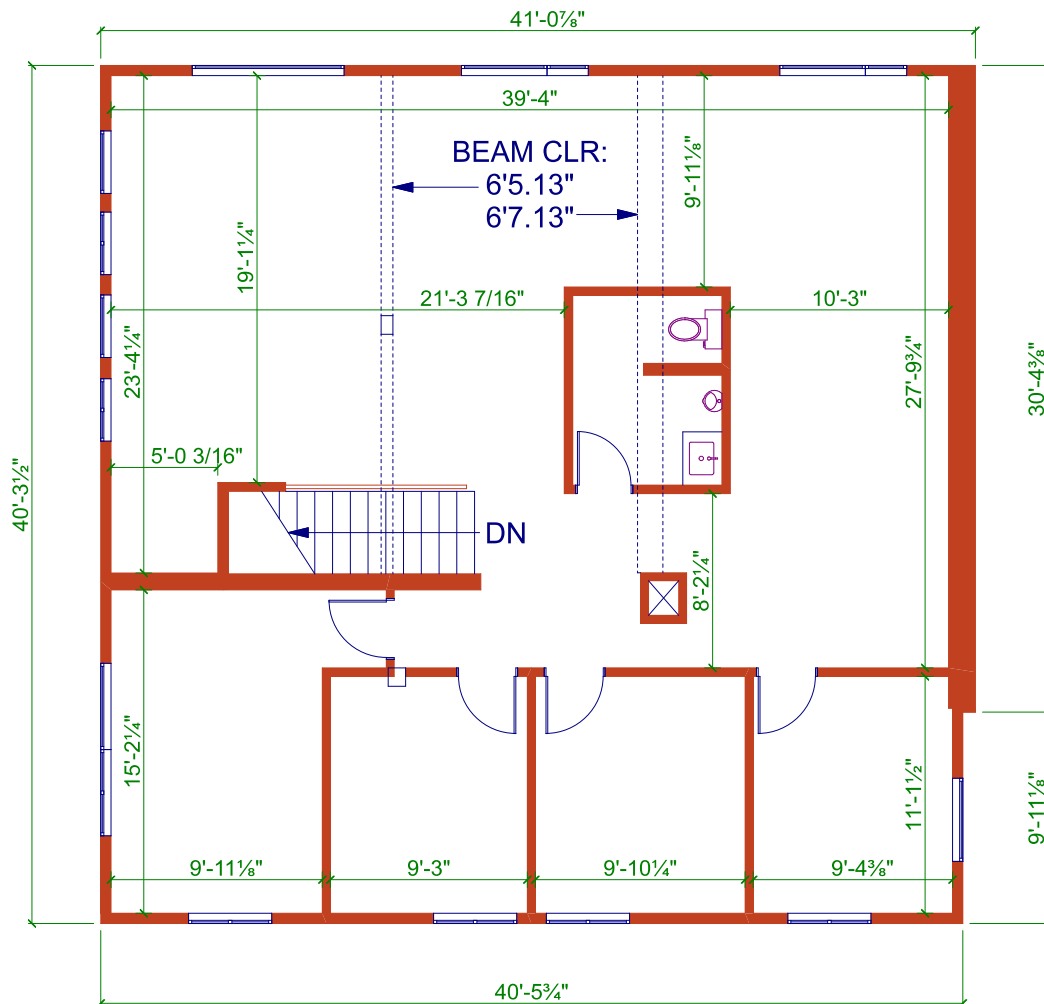
- » Two single-use buildings
- » Recent interior renovations completed
- » Must be purchased together
- » Third Party Managed
- » 18 Parking Stalls
- » Entire site is paved



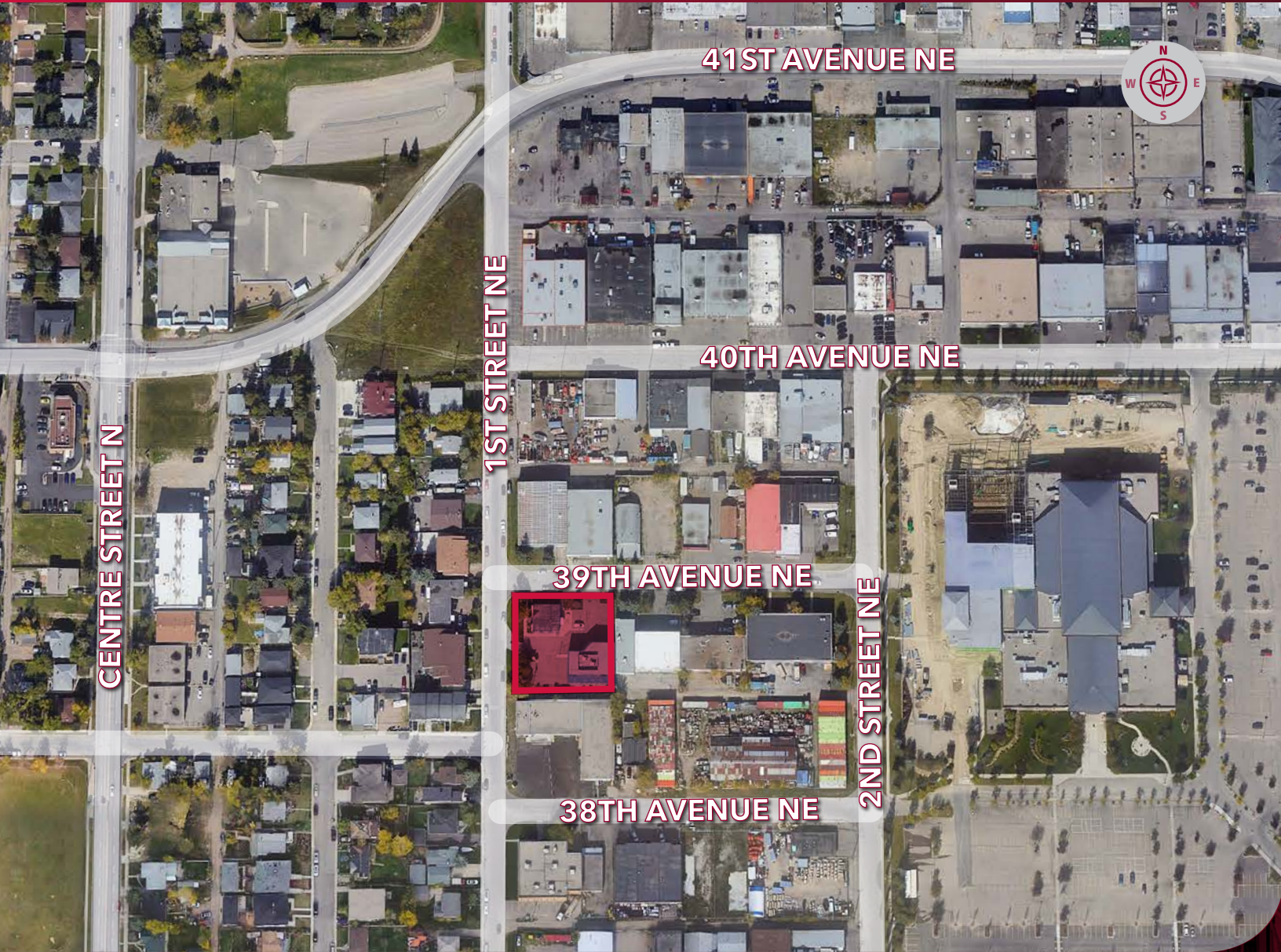
3916 - 1ST STREET NE MAIN FLOOR PLAN



3916 - 1ST STREET NE SECOND 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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