

FOR SALE



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

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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:

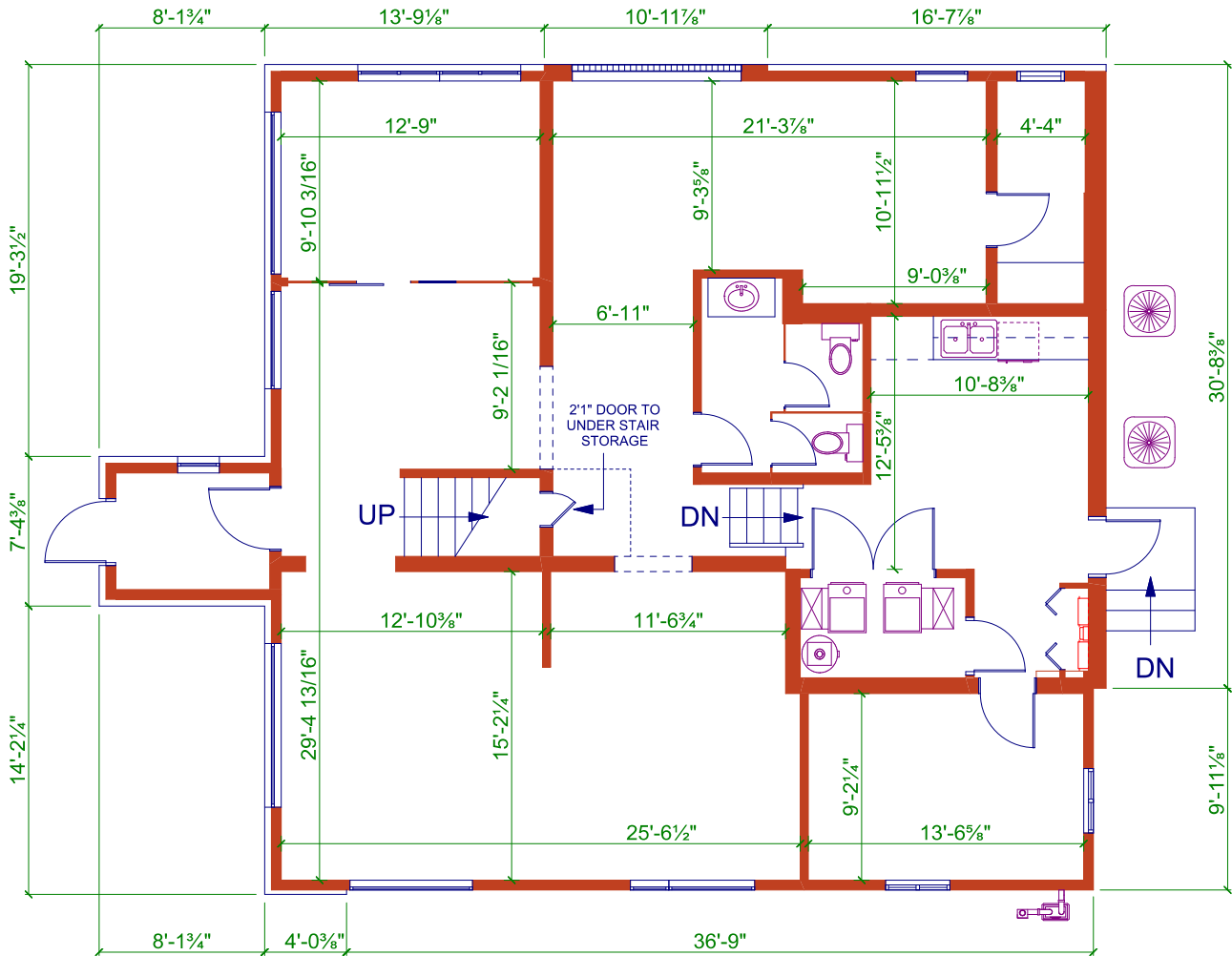
HVAC Units

COMMENTS:

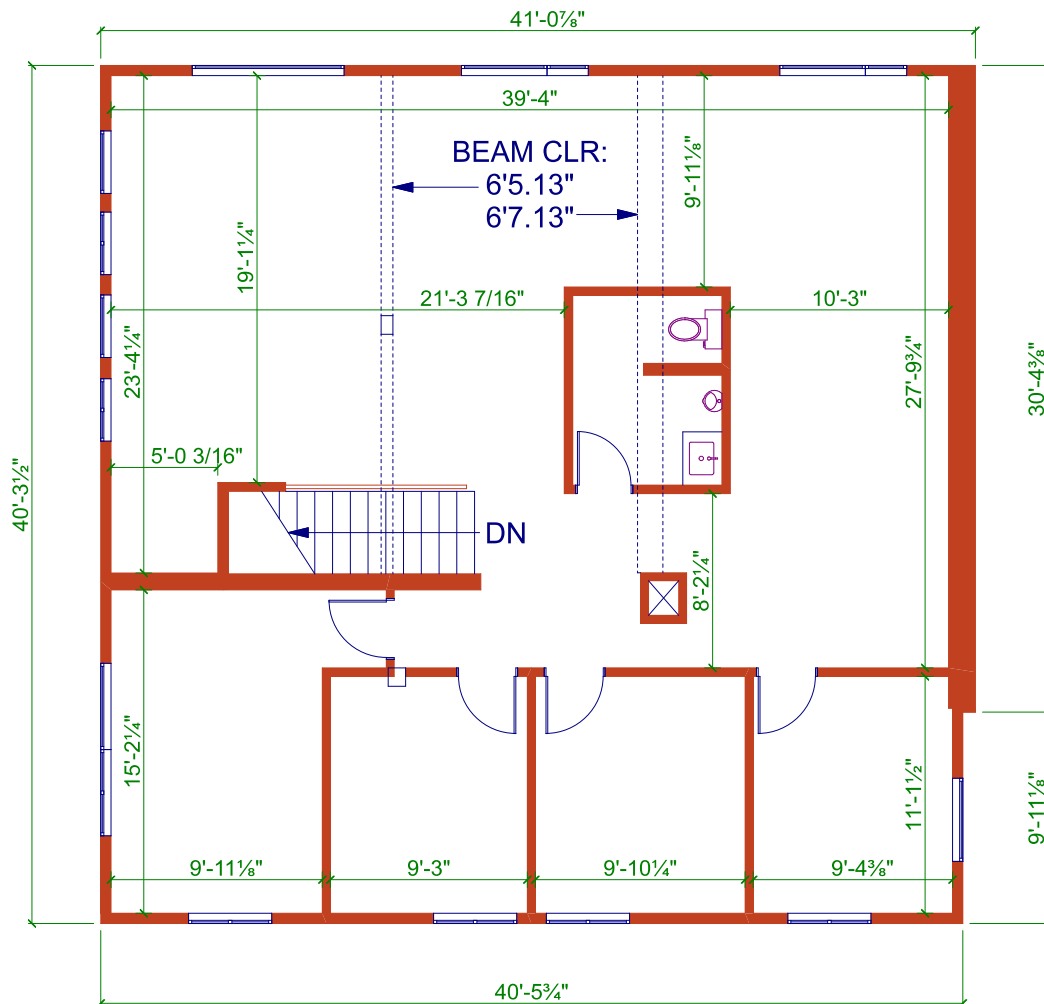
- » Two single-use buildings
- » Recent interior renovations completed
- » Must be purchased together
- » Third Party Managed
- » 18 Parking Stalls
- » Entire site is paved



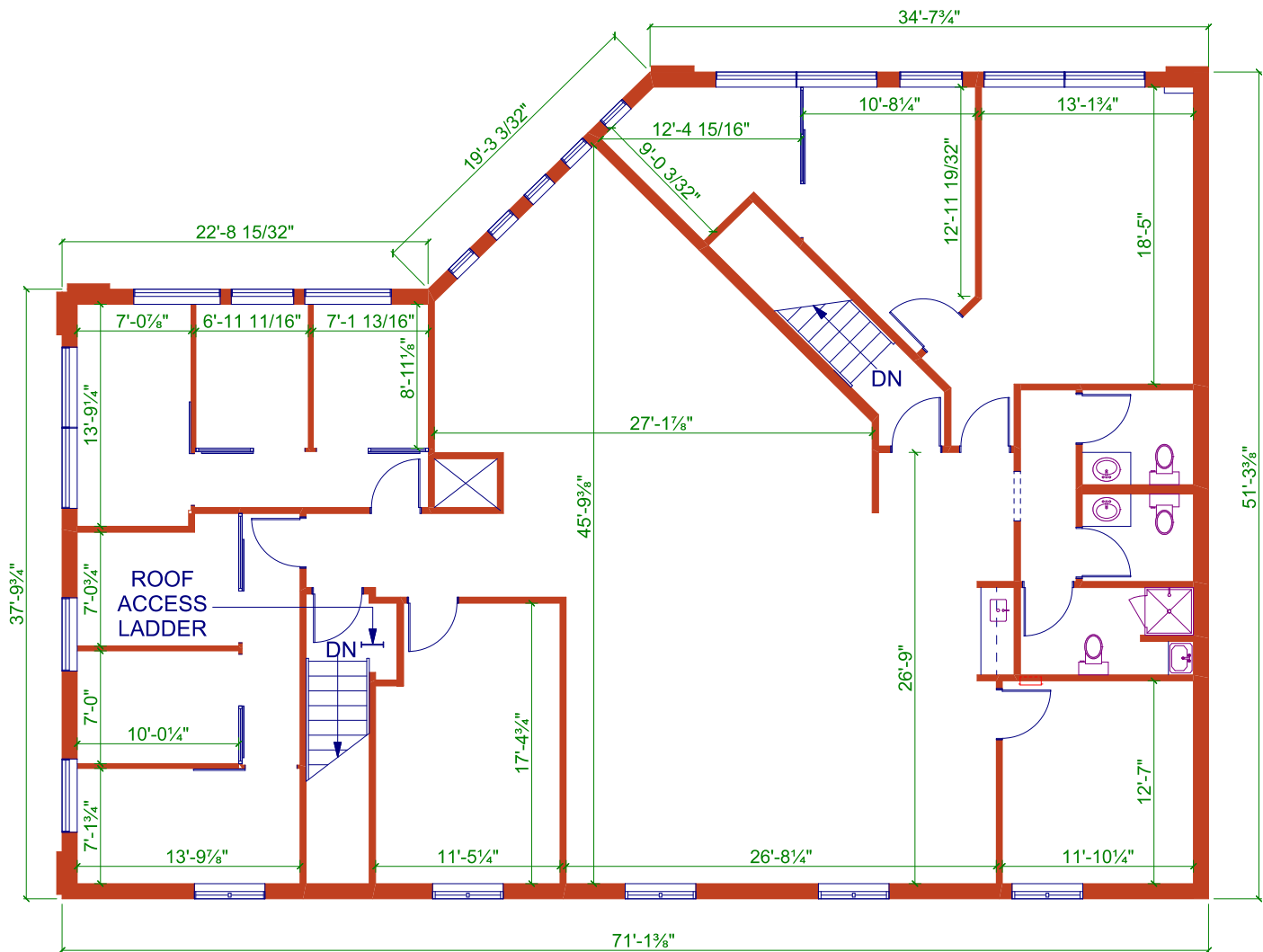
3916 - 1ST STREET NE MAIN FLOOR PLAN



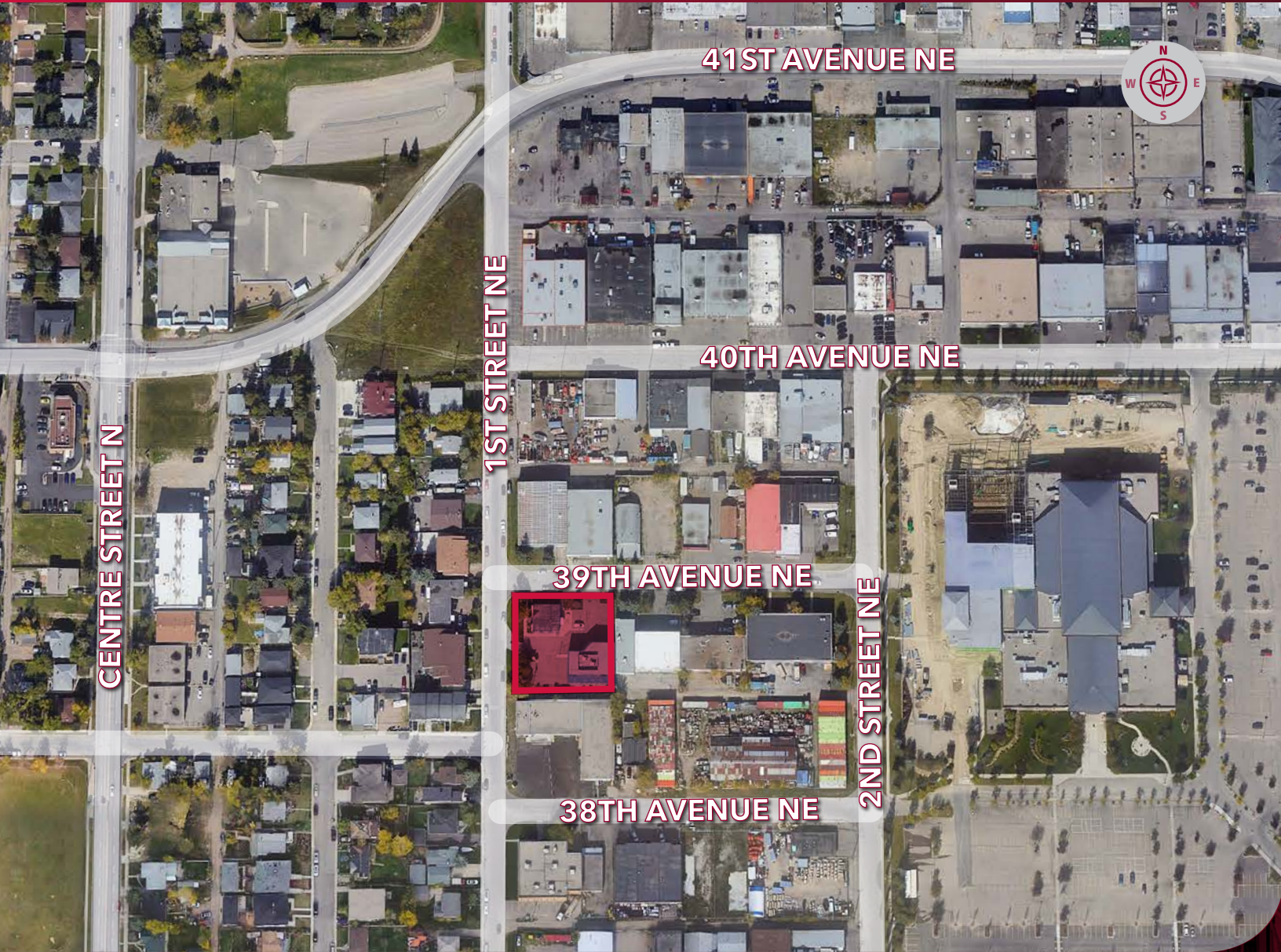
3916 - 1ST STREET NE SECOND FLOOR PLAN



207 - 39TH AVENUE NE SECOND FLOOR PLAN



LOCATION



CONTACT US



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