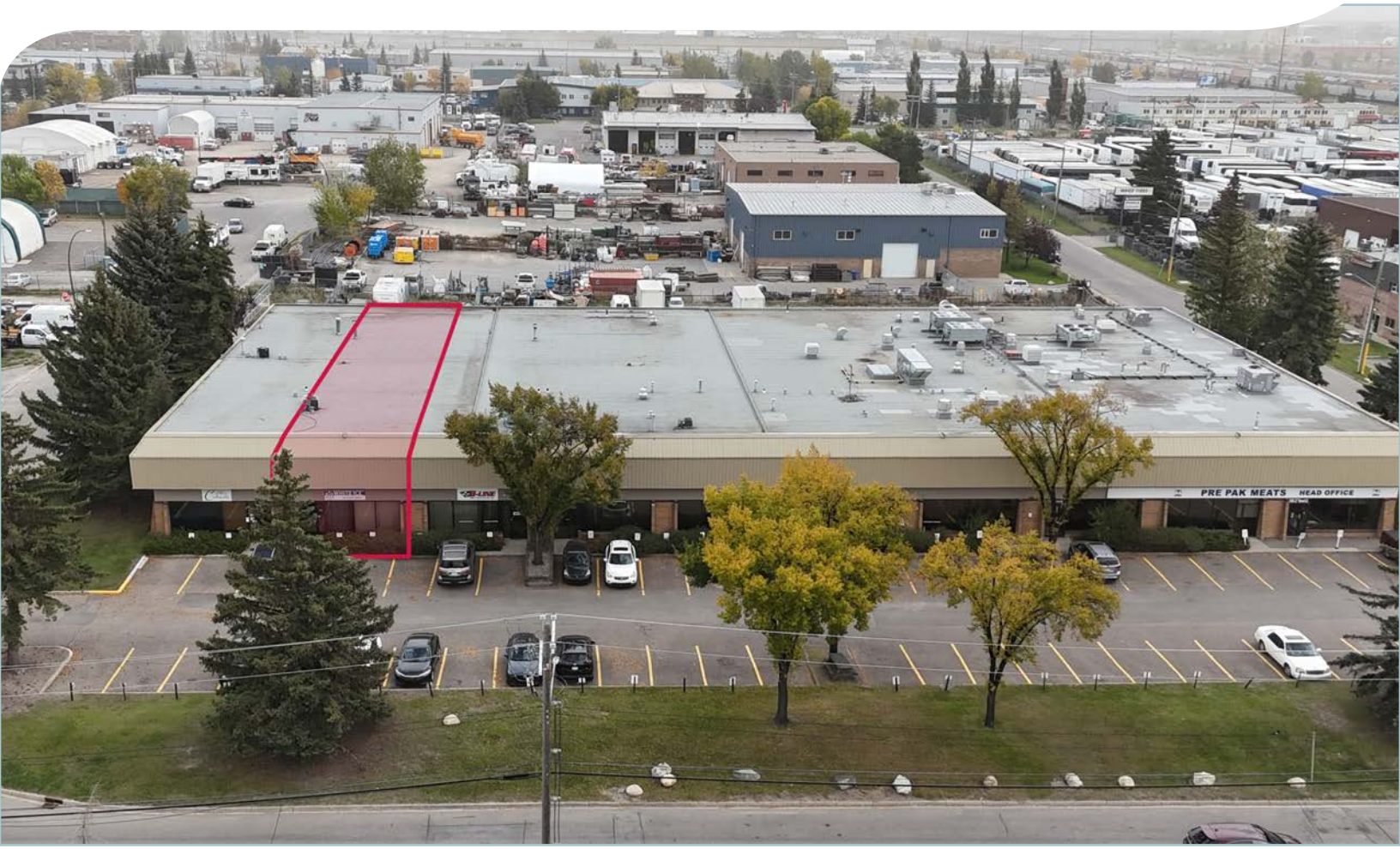
# FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

## 4810 - 32nd Street SE, Calgary, AB

3,175 square foot




Small Bay Opportunity

Owner User or Potential Investment

January 2027 Occupancy

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

**ELIAS TSOUGRIANIS**
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jmook@lee-associates.com

5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

# PROPERTY DETAILS

**AVAILABLE AREA:**

| | |
|---|---|
| Office: | +/- 848 sq. ft. |
| Warehouse: | +/- 2,327 sq. ft. |
| Total: | +/- 3,175 sq. ft. |

Bonus Mezzanine: +/- 848 sq. ft.

**YARD:**
approx. 1,250 sq. ft. (50' x 25')

**ASKING SALE PRICE:**
$750,000.00
($236.22 PSF)

**PROPERTY TAXES:**
$14,684.65 per annum
$4.63 per sq. ft. (for 2026)

**CONDO FEES:**
$553.22 per month

**AVAILABLE:**
January 2027

**ZONING:**
I-G (Industrial General)

**CEILING HEIGHT:**
20' clear height

**ELECTRICAL:**
200 amp, 240 volt, 3 phase (TBV)

**HVAC:**
Forced Air (front office) + Overhead Unit Heater (Warehouse)

**LOADING:**
1 - 12' x 12' Drive-in door

**COMMENTS:**

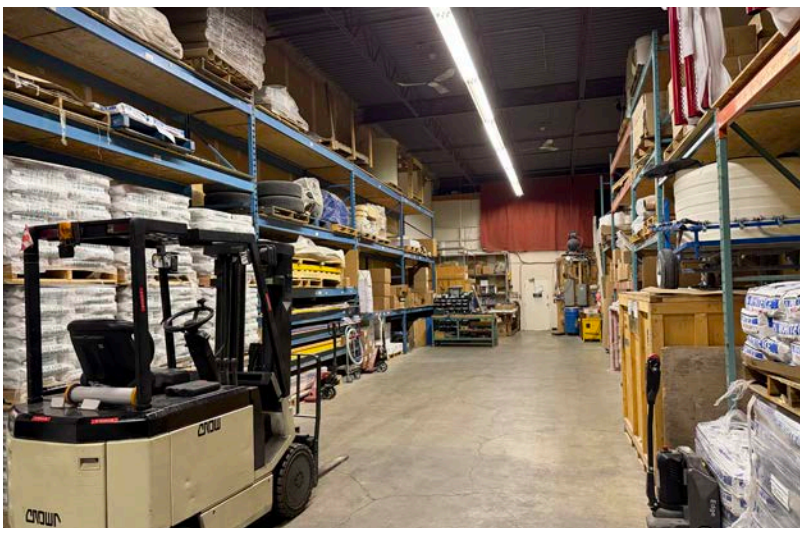
» 4 Parking Stalls Assigned

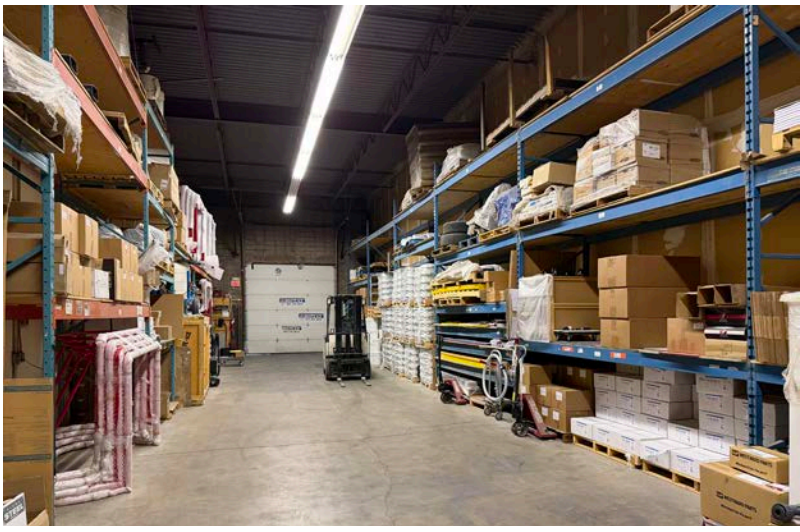
» Concrete block construction

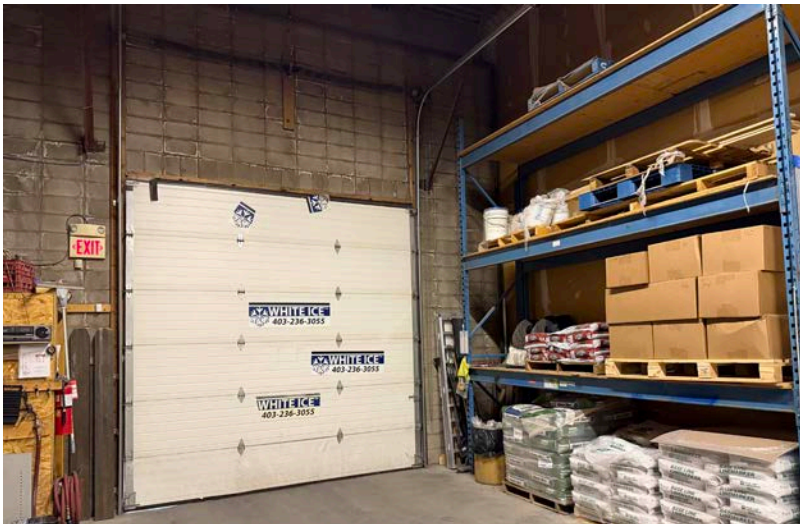
» Sump drain in warehouse

» Quick access to Peigan and Barlow Trail





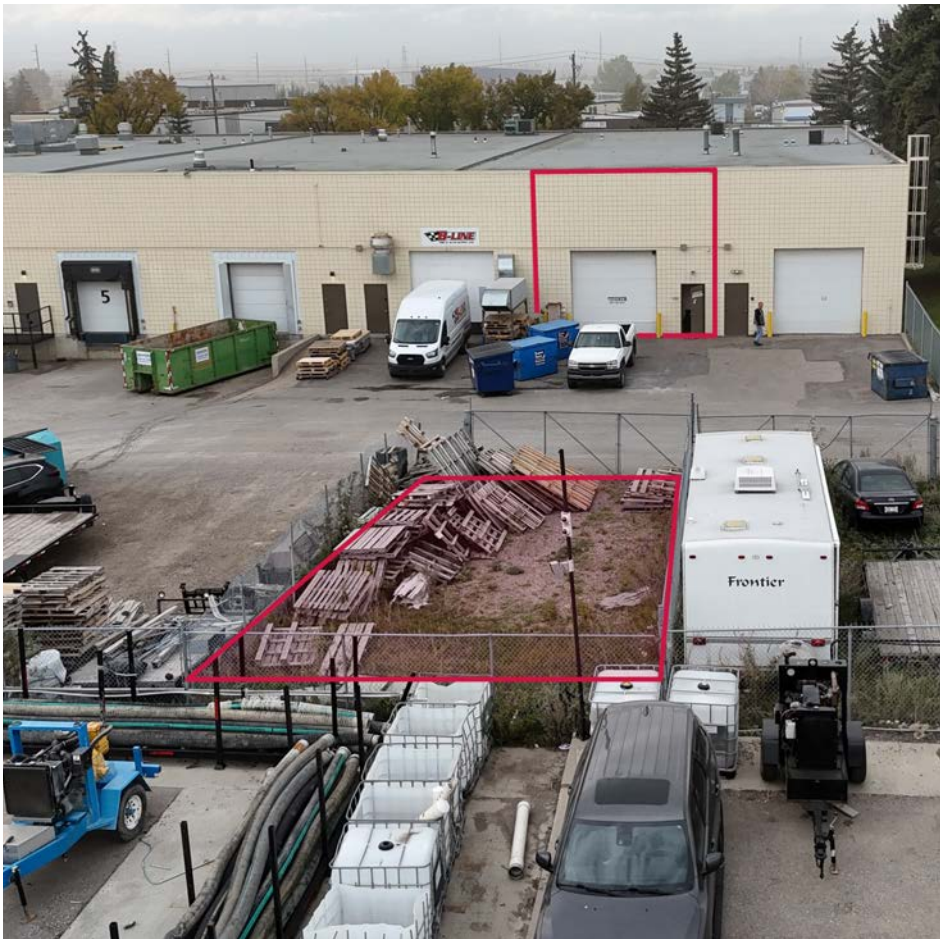




# FLOOR PLAN

## MAIN FLOOR



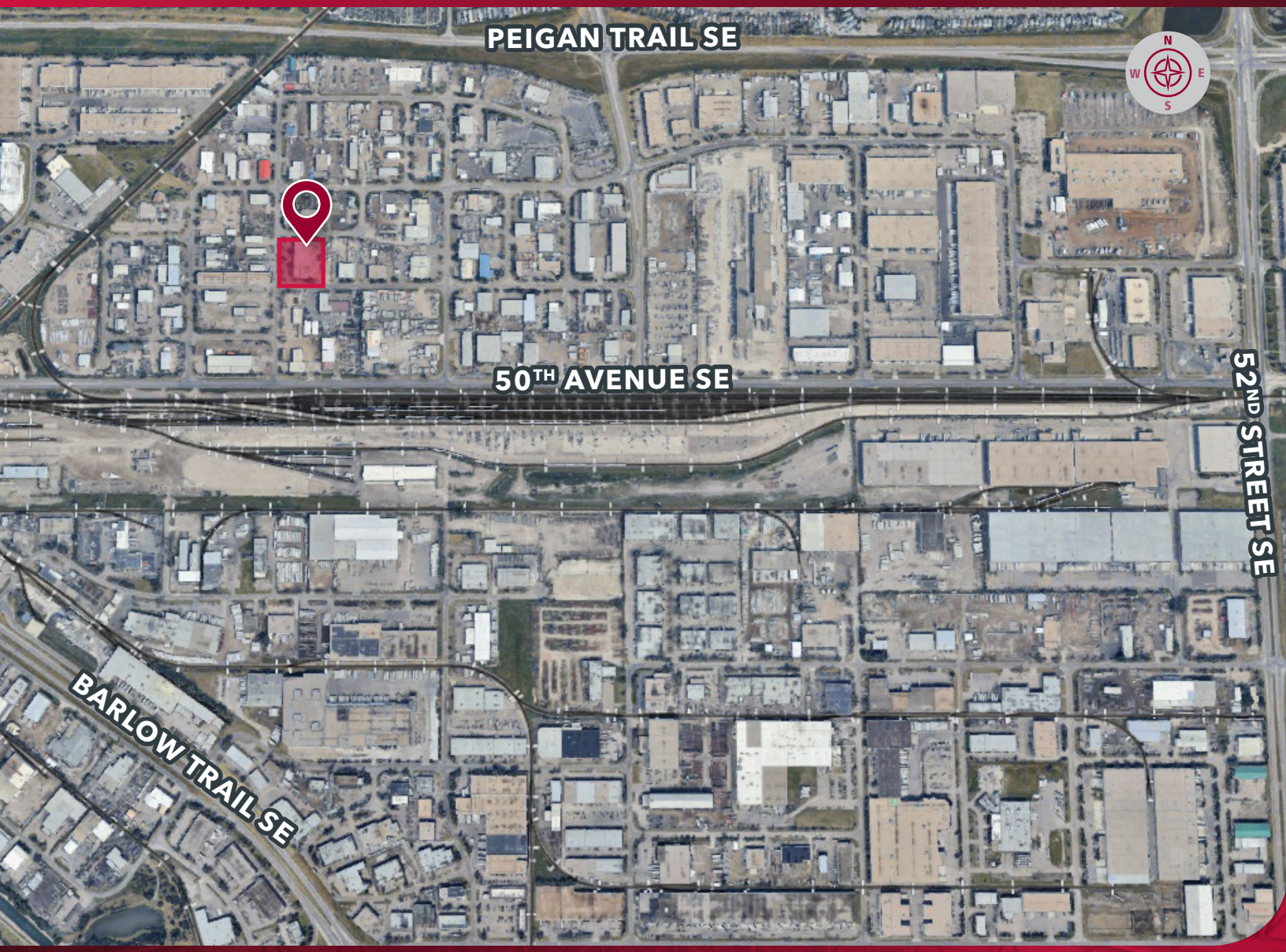




YARD: ~1,250 sq. ft. (50′ x 25′) fenced compound
Third compound in from the north entrance to the rear yard

## MEZZANINE



# LOCATION




# CONTACT US

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