

# FOR SALE



**4810 - 32<sup>nd</sup> Street SE, Calgary, AB**  
3,175 square foot



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# PROPERTY DETAILS

## AVAILABLE AREA:

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

Bonus Mezzanine: +/- 848 sq. ft.

## YARD:

~1,250 sq. ft. (50' x 25')

## ASKING SALE PRICE:

\$750,000.00  
(\$236.22 PSF)

## CONDO FEES:

\$553.22 per month

## AVAILABLE:

January 2027

## ZONING:

I-G (Industrial General)

## CEILING HEIGHT:

20' clear height

## ELECTRICAL:

200 amp, 240 volt (TBV)

## HVAC:

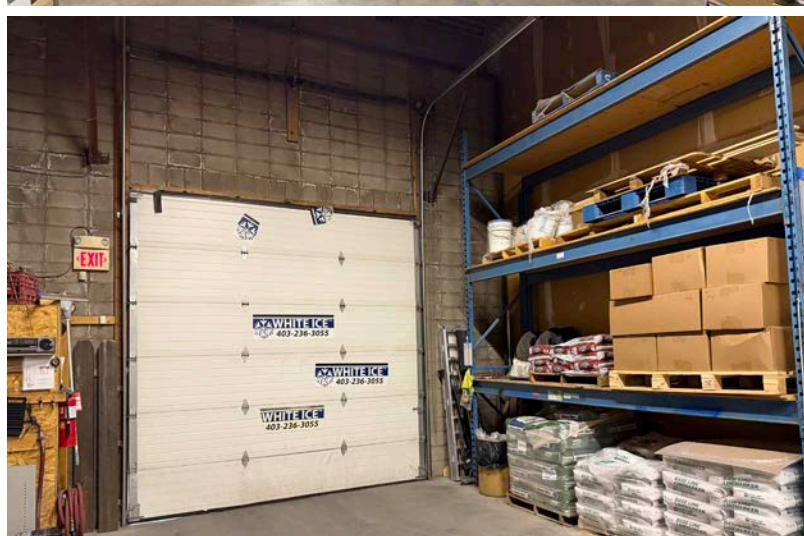
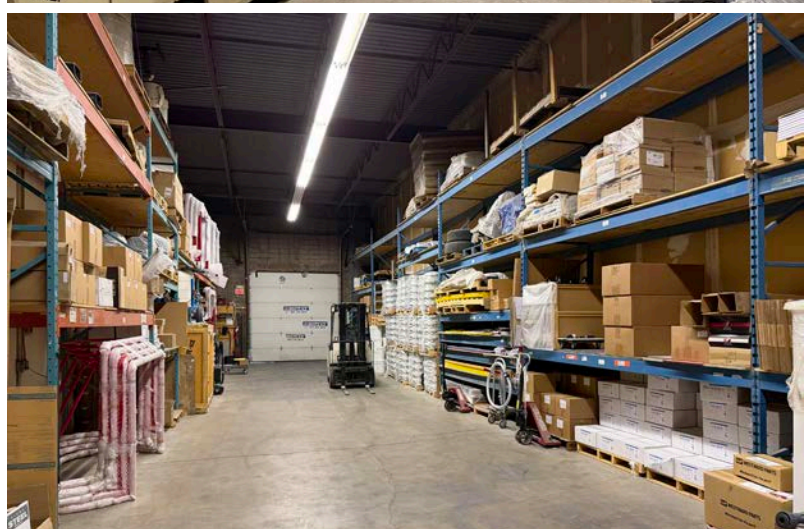
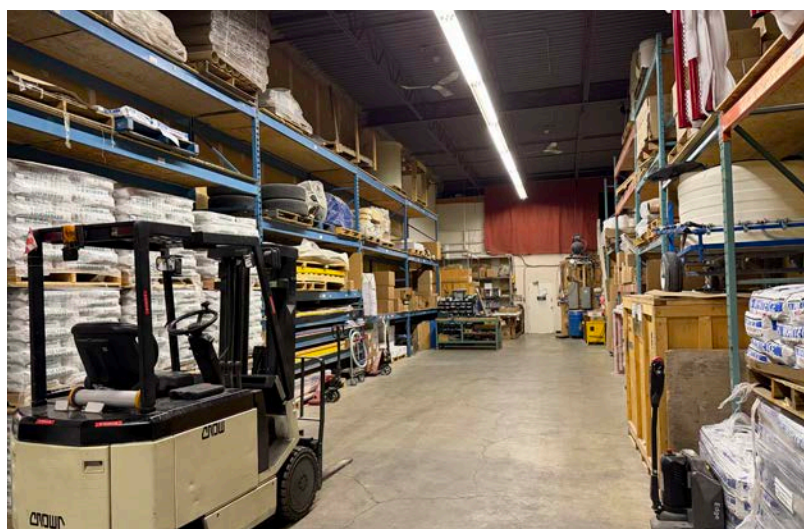
Forced Air (front office) + Radiant Overhead  
Unit Heater (Warehouse)

## 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

24'-11" (7.60 m)

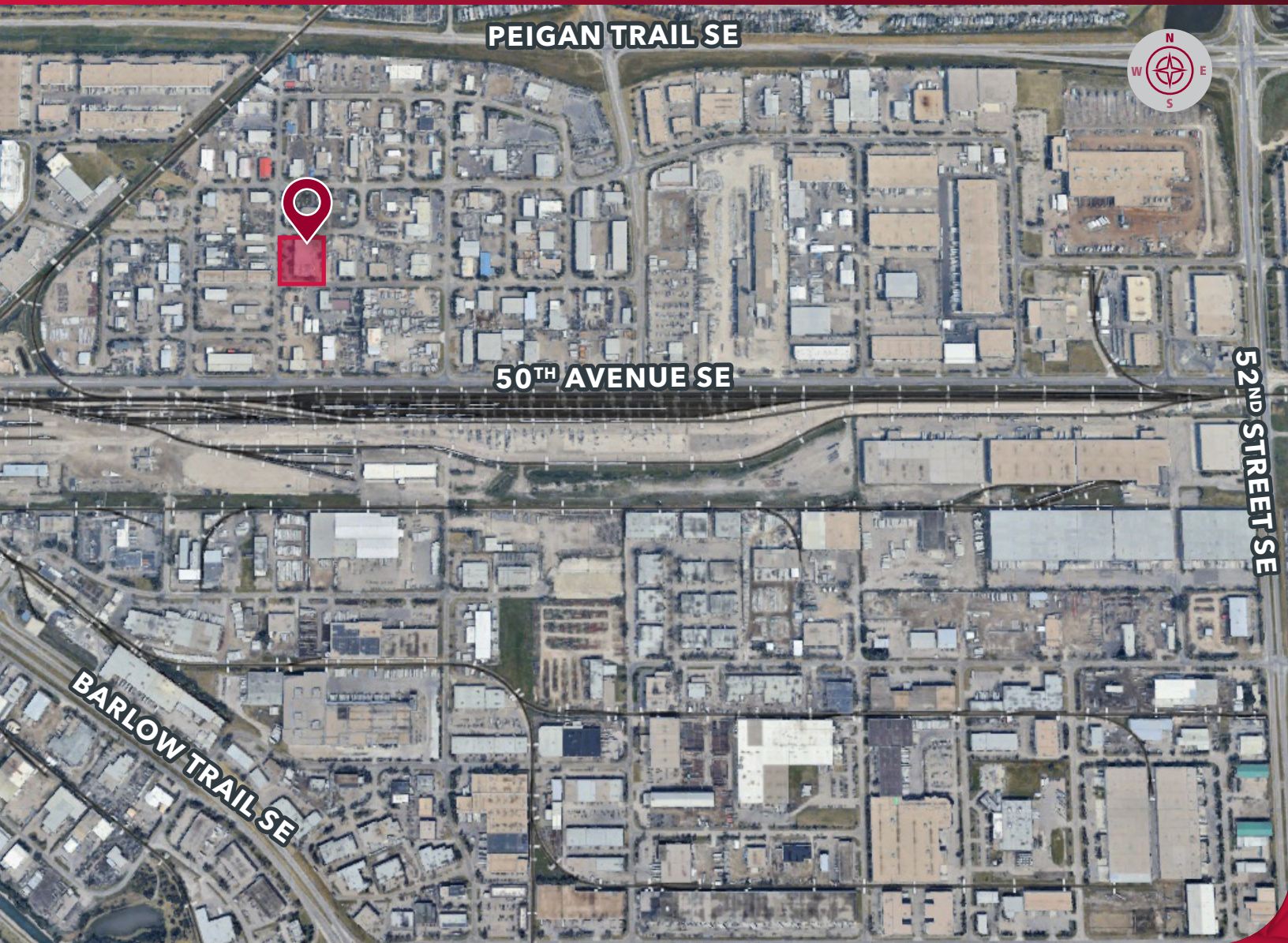


YARD: ~1,250 sq. ft. (50' x 25') fenced compound  
Third compound in from the north entrance to the rear yard

## MEZZANINE



# LOCATION



## CONTACT US



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