

For Sale

// 2815 12 Street NE



CDNGLOBAL[®]
Commercial Real Estate Advisors

CAPITAL MARKETS

Freestanding Industrial Flex Building with
Three Drive-in Loading Docks // ±18,265 SF

PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

CDN Global Advisors Ltd. is pleased to present an opportunity to acquire a well located flex industrial building with near-direct access to major regional transportation corridors. Situated on a 0.85 Acre site just 5 minutes from the Deerfoot / 32 Ave NE junction, the property occupies a strategic location in Calgary's South Airways district, benefiting from excellent proximity to Barlow Trail, McKnight Blvd and 16 Ave / Hwy 1, offering outstanding access to the city's entire NE industrial node, and the rest of the city at large.

The property is I-B (Industrial - Business) zoning, and offers ±5,995 SF of warehouse space with 20' clear height, and ±1,004 SF of mezzanine storage, along with another ±5,131 SF workshop space. The second floor consists of ±5,131 of mixed office space, including a reception area, closed private offices, a semi-enclosed bullpen area with floor-to-ceiling partitions, some open work space, an enclosed boardroom and a kitchenette. There is ample onsite parking (24 stalls), along with 3 12' grade doors for loading / freight access in the rear of the building which will accommodate a wide variety of uses. Power on site is 3 phase / 400 amp (TBV).

The property also benefits from easy access to a variety of employee amenities and restaurants within a short distance. Notably, Sunridge Mall is located just a five-minute drive from the property, and offers a variety of restaurants and retailers including Best Buy, Winners, Mark's, Sportchek and more. Other prominent amenities in the area include Costco, Superstore and Rona, along with a host of other retailers, restaurants, recreational & fitness centres and professional & financial services.



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Address:	2815 12 Street NE, Calgary, AB	
District:	South Airways	
Zoning:	I-B (Industrial Business)	
Year Built:	1980	
Square Footage:	Office:	±5,131 SF
*All Measurements TBV	Warehouse/Shop:	±12,130 SF
	Mezzanine:	±1,004 SF
	Total:	±18,265 SF
Site Area:	0.85 Acres	
Clear Height:	20' (TBV)	
Loading:	3 Drive-in - 12'	
Power:	3 Phase / 400 Amp (TBV)	
Sale Price:	\$3,250,000	
Property Tax (est. 2026):	\$66,667.89	
Parking:	24 Surface Stalls	
Availability:	Negotiable	

PROPERTY FEATURES

- ±18,265 SF building on 0.85 acres; 2 warehouse bays in rear with 20' clear height and 3 12' drive-in loading doors (2 of the doors have been insulated and covered, but remain functional and could be reopened).
- ±5,131 SF of workshop space on main floor (below offices), with ±5,995 SF of warehouse. Warehouse bays are separated by ±1,004 SF of mezzanine storage
- ±5,131 SF of second floor office space, including a combination of private offices, semi-private bullpen area with floor-to-ceiling partition walls, enclosed boardroom & open work areas
- Near-direct access to 32 Ave NE & Deerfoot junction
- 3 Phase Power / 400 Amp (TBV)
- Ample Parking - 24 surface stalls
- Convenient wrap-around vehicle access to building



PHOTO GALLERY – Main Floor / Warehouse

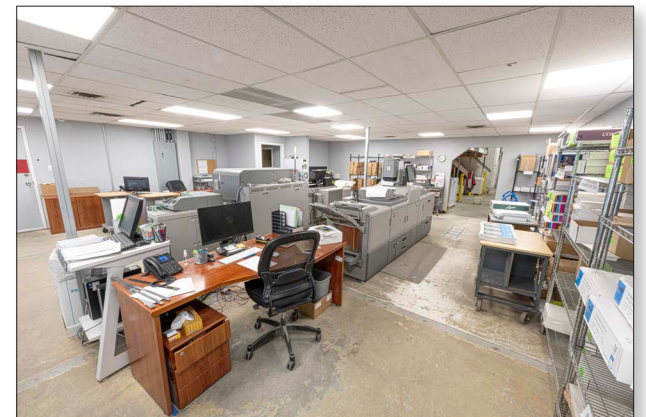
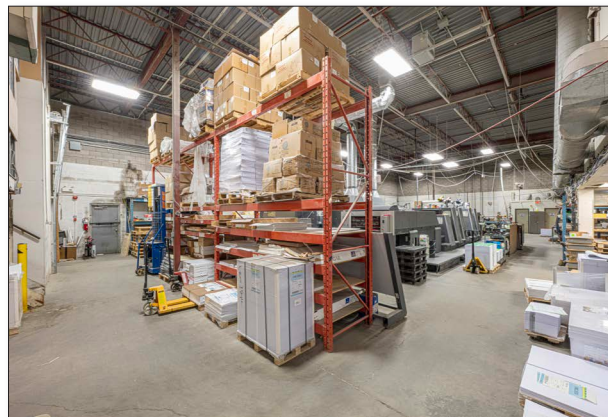
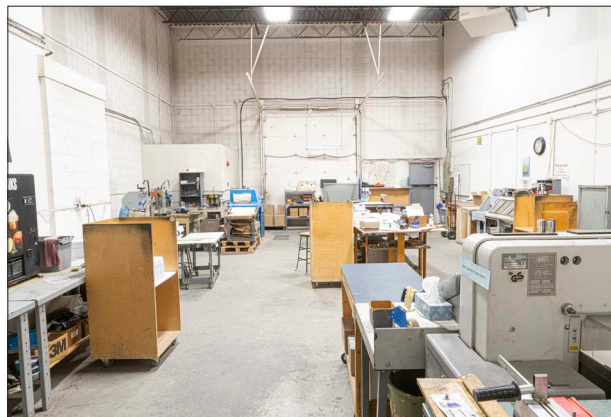
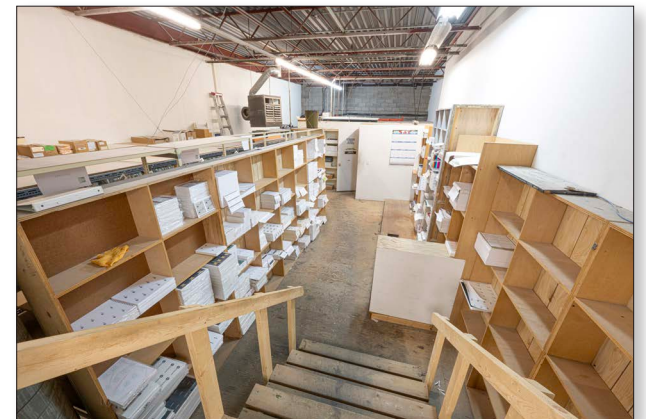
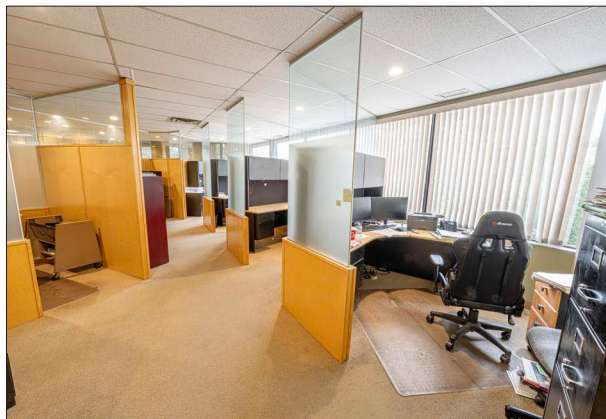
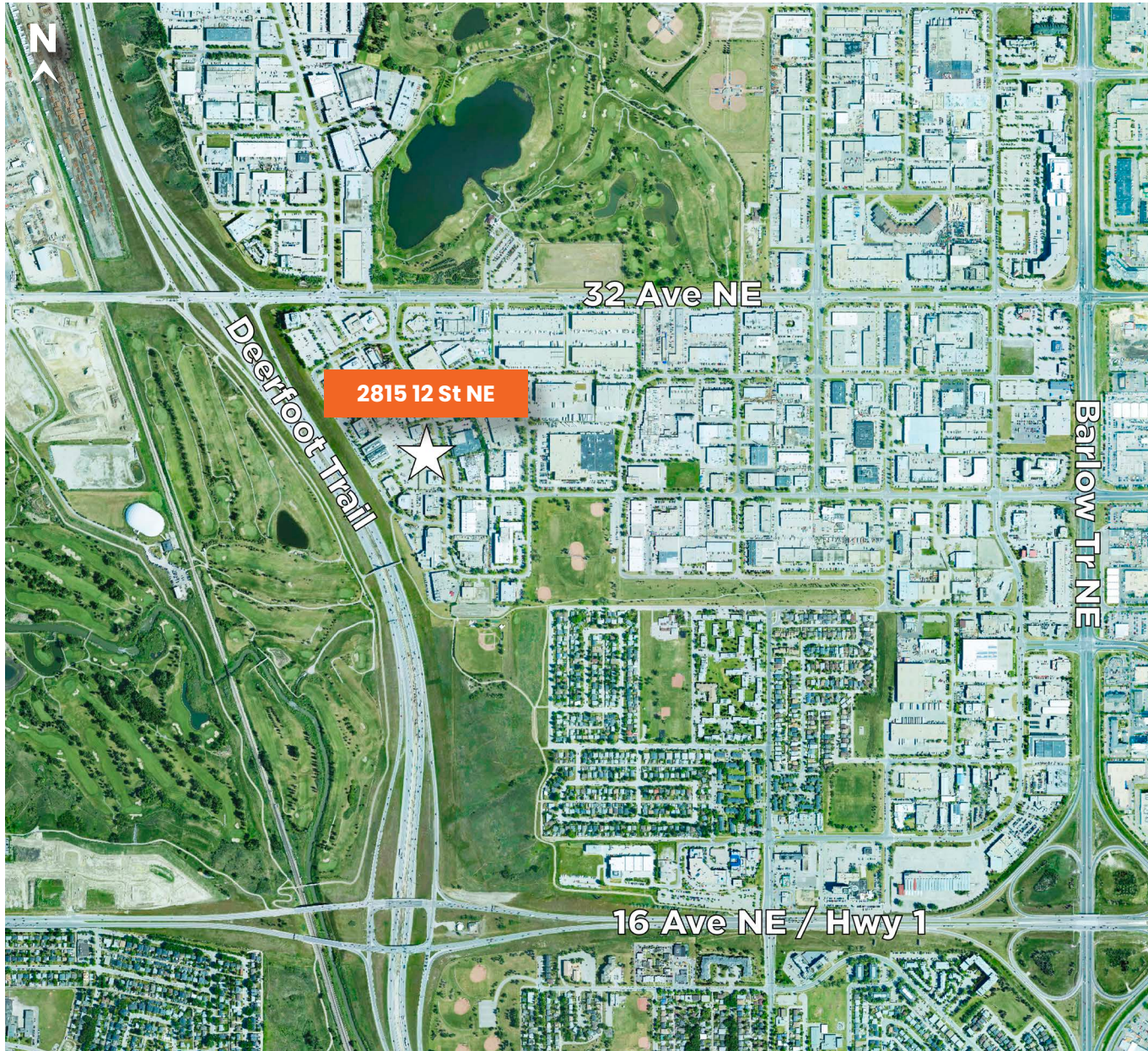


PHOTO GALLERY – Second Floor



LOCATION



Drive Times:

Deerfoot Trail NE: **5 minutes**

Stoney Trail: **10 minutes**

Calgary Airport: **11 minutes**

Sunridge Mall: **8 minutes**

Downtown: **15 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food

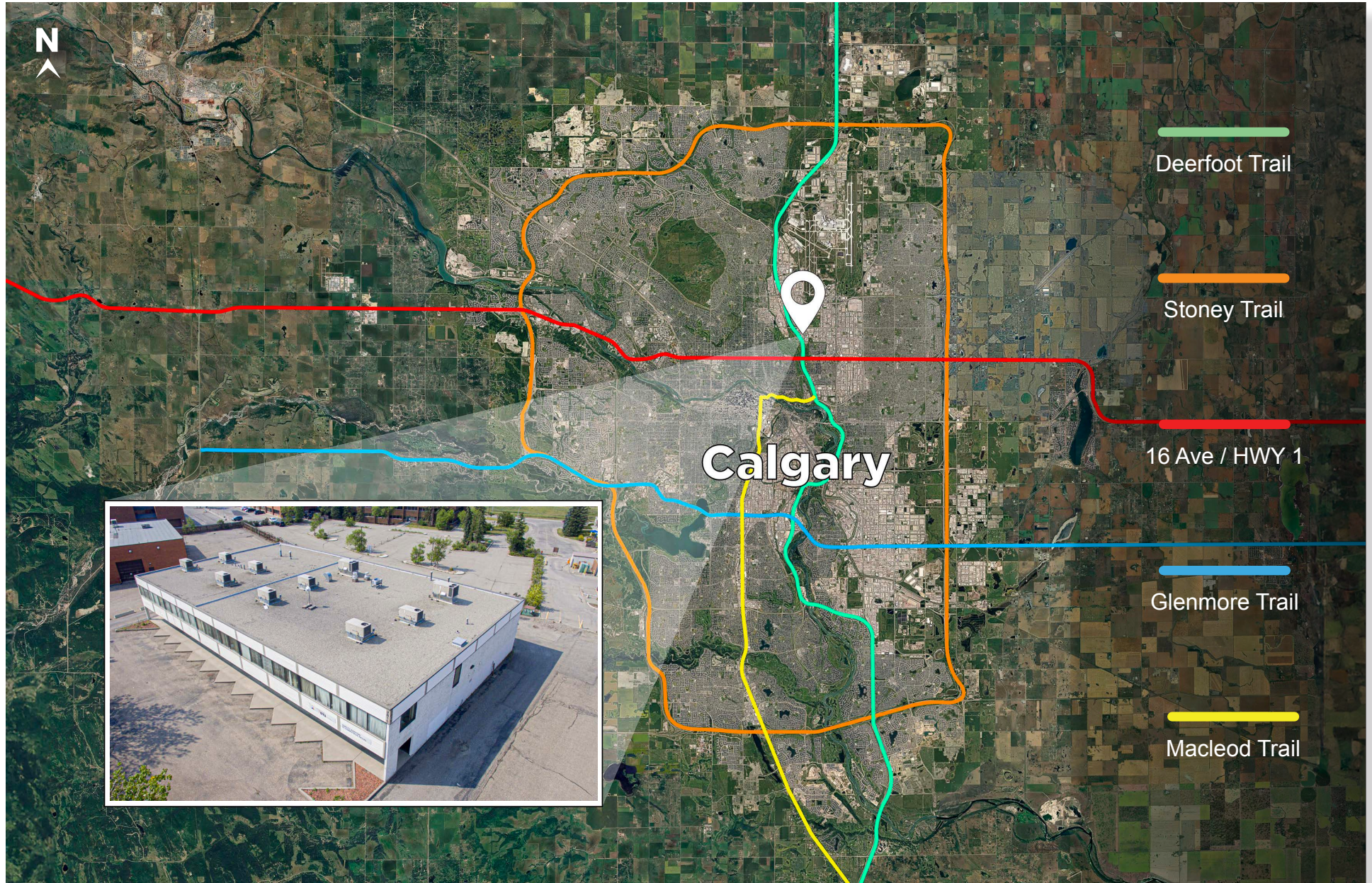


fuel / charging stations

Businesses Within the Immediate Area:

1. Sunridge Mall
2. Costco
3. Superstore
4. Rona

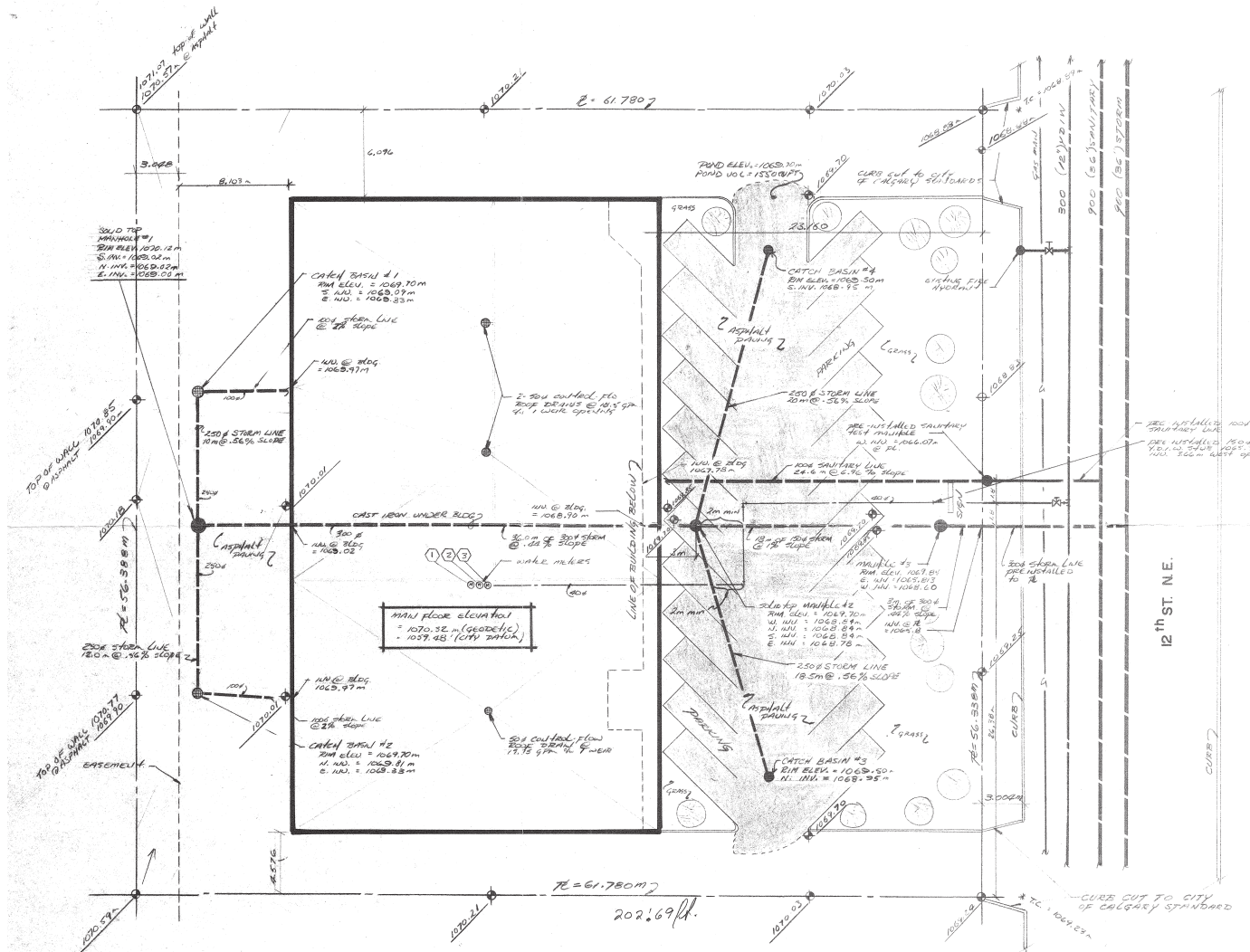
LOCATION



REGIONAL AMENITIES



SITE PLAN - 2815 12 Street NE

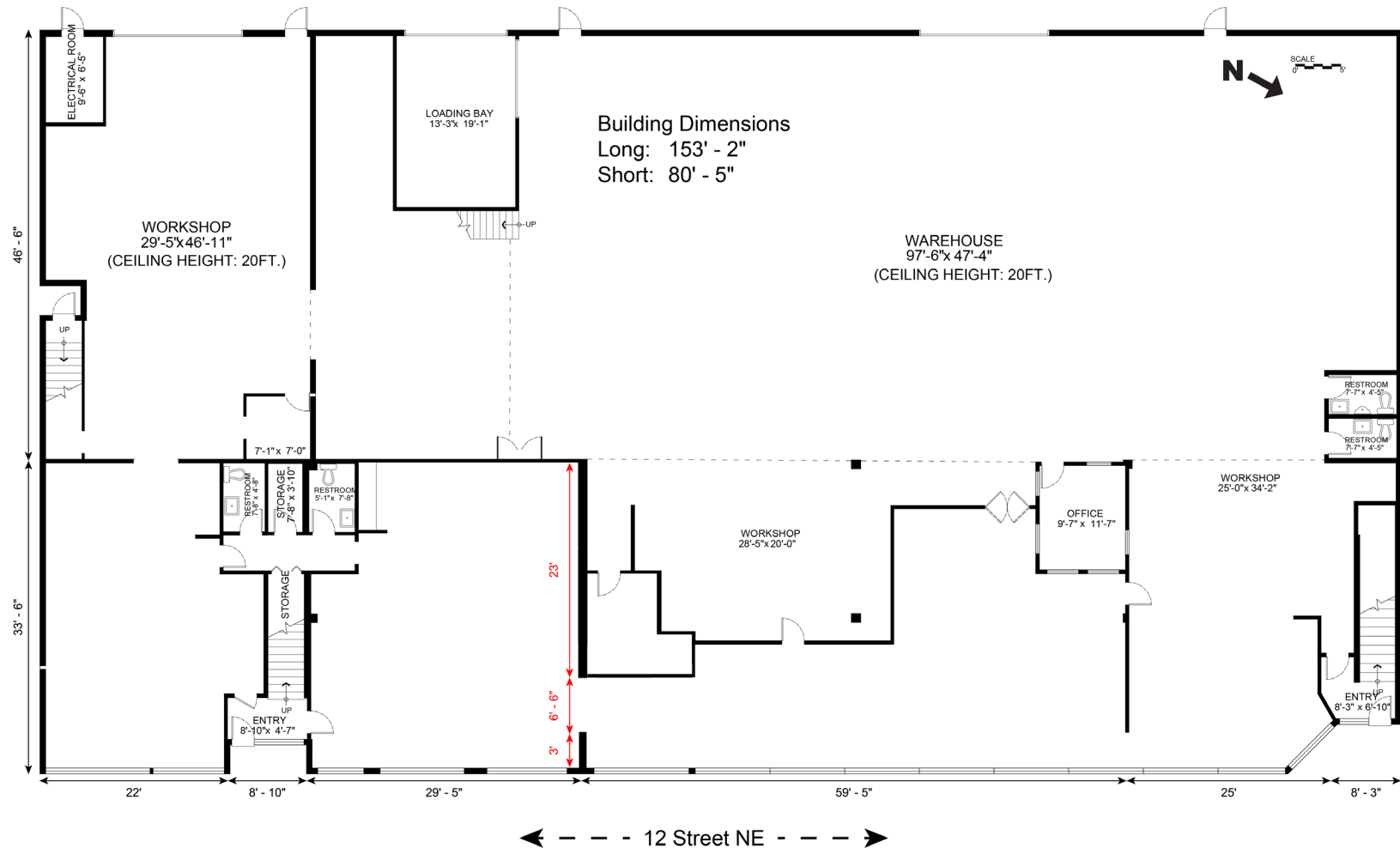


Site Plan: 2815 12 St NE

Land Area: 0.85 Acres ($\pm 37,026$ SF)
 Building Area: $\pm 18,265$ SF
 Coverage: $\pm 50\%$

*All Measurements TBV

FLOOR PLANS – MAIN LEVEL

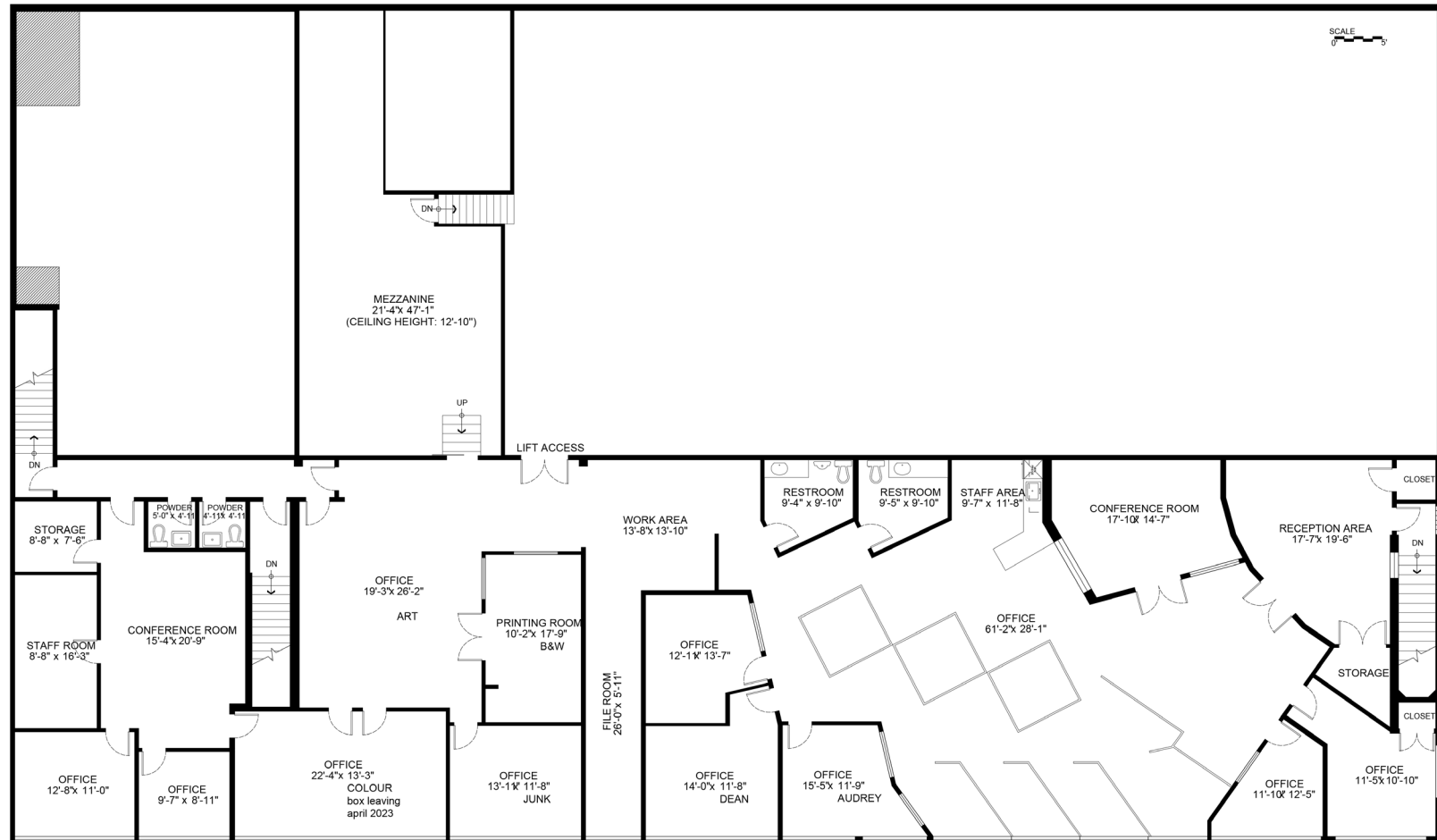


Main Floor Dimensions (±)

Warehouse:	±5,995 SF
Main Floor Workshop:	±5,131 SF
Storage / Loading:	±1,004 SF
Total:	±12,130 SF

*All Measurements TBV

FLOOR PLANS – SECOND LEVEL



Second Floor Dimensions (±)

Mezzanine:	±1,004 SF
Second Floor:	±5,131 SF
Total:	±6,135 SF

*All Measurements TBV



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