

FREESTANDING INDUSTRIAL
WAREHOUSE WITH DRIVE-IN
LOADING & YARD
// 6,530 SF

FOR SALE

4805 32 Street SE, Calgary, AB



Jeff Keet Senior Vice President | Associate
403.519.9618 | jkeet@cdnglobal.com

Paul Cunningham Vice President | Associate
403.714.2803 | pcunningham@cdnglobal.com

CDN Global Advisors Ltd. 520 5 Ave SW, Suite 1910
Calgary, AB, Canada T2P 3R7 www.cdnglobal.com

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PROPERTY HIGHLIGHTS



- Excellent location in the Golden Triangle with access to Peigan Trail, 36th & 52nd Street SE, Barlow & Deerfoot Trail.
- Freestanding building built in 1992 on a 0.41 acre site.
- Site is paved with a secure yard & perimeter chain link fence.
- Building has 4,790 SF office across two levels & 1,820 SF shop area with 835 SF of bonus storage mezzanine.
- Shipping container at back of building for additional storage can be included in sale.
- Excellent opportunity for service company, engineering firm, industrial/commercial consulting business etc.
- January 2026 Altus appraisal at \$1.8M.
- **Property available for sale or lease.**

PROPERTY OVERVIEW

Address:	4805 32 Street SE, Calgary, AB
District:	Golden Triangle
Main Level Total Area:	4,041 SF
Main Level Office:	2,221 SF
Main Level Shop:	1,820 SF
2nd Floor Office:	2,489 SF
Total Square Footage:	6,530 SF
2nd Floor Mezzanine:	835 SF
Site Area:	0.41 Acres

Zoning:	Industrial General (I-G)
Clear Height:	17.5' to 18' (TBV)
Loading:	1 Drive-In Door (14' w x 14' h)
Power:	225 Amps @ 208 Volt LED Lighting
Sale Price:	\$1,750,000.00
Property Tax:	\$33,217.95 (2026)
Parking:	10 stalls on front site + yard & street parking
Availability:	90 days notice

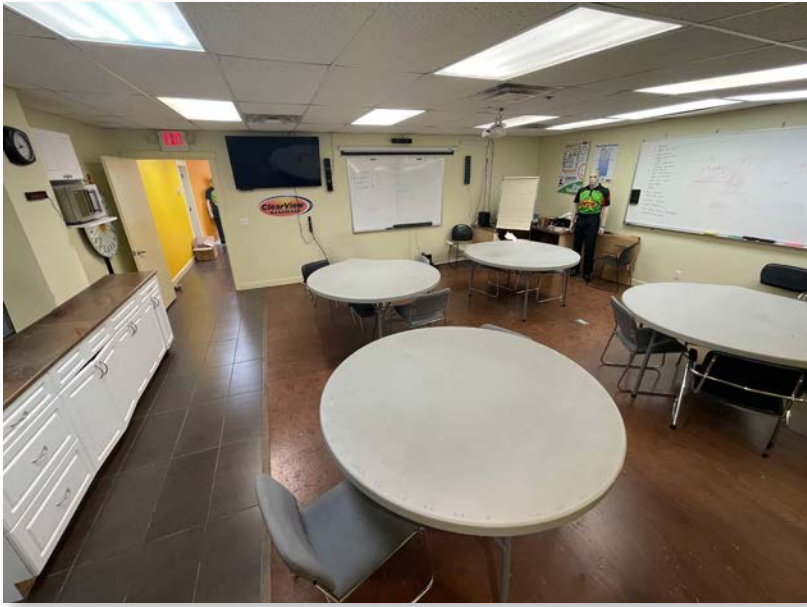
ADDITIONAL FEATURES //



Features:

// Top right, outdoor area.

// Top left, warehouse and drive-in door area.



// Office work space and kitchen.

LOCATION

Located in SE Calgary, Golden Triangle district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Digs Hydrovac, SOUTHSIDE EQUIPMENT SALES LTD, Ward Tirecraft, INKAS Safe Manufacturing, Hays Heavy Duty and many others.**



Drive Times:

Deerfoot Trail SE: **5 minutes**

Stoney Trail SE: **8 minutes**

Macleod Trail: **10 minutes**

Calgary Airport: **16 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Bus / Train Routes



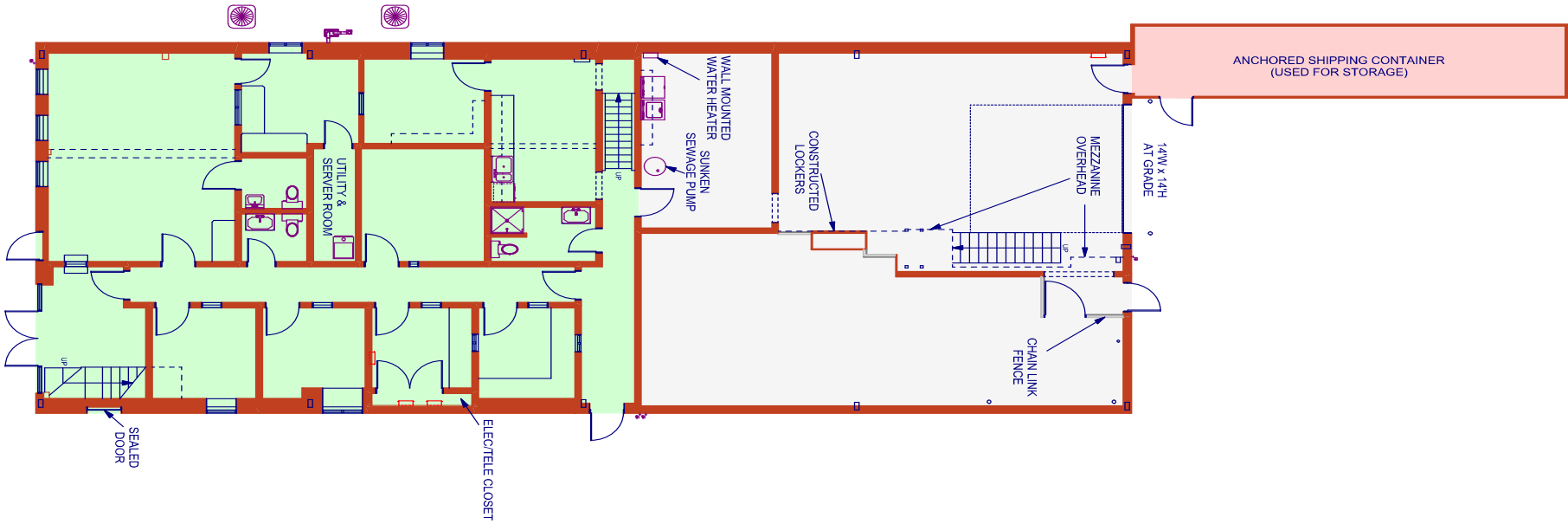
restaurants
& fast food



Auto Route

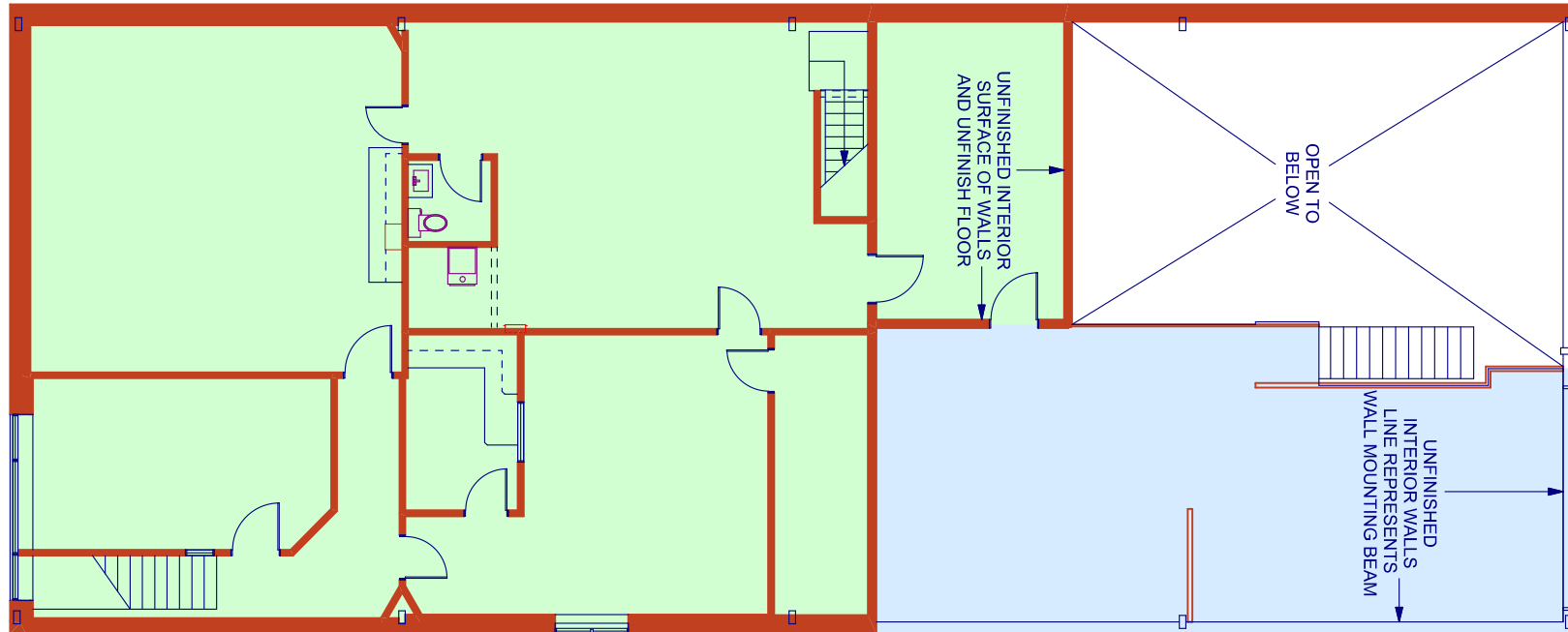


FLOOR PLANS



Main Floor Office and Warehouse

FLOOR PLANS



Second Floor Office and Storage Mezzanine

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