

FOR SALE

1,795 SF
INDUSTRIAL BAY



BAY 4, 4807 - 32 STREET SE

Calgary, AB

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Royal LePage Solutions, Brokerage
205, 264 Midpark Way SE, Calgary, AB
Independently Owned & Operated

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PROPERTY OVERVIEW

\$570,000

Property Features

- End Cap
- Offices on main floor, 2 offices and cubicles on mezzanine floor
- Barrier-free washroom
- Two parking stalls - one assigned, one scramble
- Rooftop HVAC for office
- Gas fired unit heater for warehouse
- Quick access to Barlow, Peigan, Deerfoot and Stoney Trails

Property Overview

- | | | | |
|-------------------|-----------------------|----------------------|--------------------------------|
| ■ Total Area: | 1,795 SF | ■ Purchase Price: | \$570,000 |
| ■ Warehouse: | 1,459 SF | ■ Power: | 200 Amp @ 208 Volts |
| ■ Office: | 336 SF | ■ District: | Golden Triangle |
| ■ Mezzanine: | 636 SF @ N/C | ■ Zoning: | I-G (Industrial General) |
| ■ Ceiling Height: | 21'8" clear | ■ Taxes: | \$9,364.47 (2025) |
| ■ Loading: | 1 - 10' x 12' DI door | ■ Condo Fees: | \$228.15 |
| | | ■ Year Built: | 2010 |
| | | ■ Possession: | September 1, 2006 (negotiable) |
| | | ■ Legal Description: | Plan 1013245, Unit 19 |

PROPERTY PHOTOS



AREA MAP



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