

3296 44 Avenue SE

Calgary, Alberta

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9,943 SF on 1.05 Acres with 3 Additional Storage Structures On-site



3296 44 Avenue SE

Calgary, Alberta | T2B 3J9



	<u>Main Building</u>	<u>Additional Storage Structures</u>
Property Building Areas	Office: 4,255 SF	North Quonset Hut: 4,711 SF
	Warehouse: 2,742 SF	Storage Structure #1: 2,443 SF
	Mezzanine: 2,946 SF	Storage Structure #2: 2,049 SF
	<u>Total Area: 9,943 SF</u>	<u>Total Area: 9,203 SF</u>
Site Size	1.05 Acres	
Loading	1 x Drive-in (14'x16')	
Ceiling Height	26.5'	
Power	TBV	
Operating Costs	Self Managed (\$3.10 PSF)	
Lease Rate	\$15.00 PSF	
Property Taxes	\$30,804.36 (2025)	
Asking Price	\$2,950,000.00	
Availability	Negotiable	

I-G

Zoning

1.05

Site Size (Acres)

1xDI

Loading

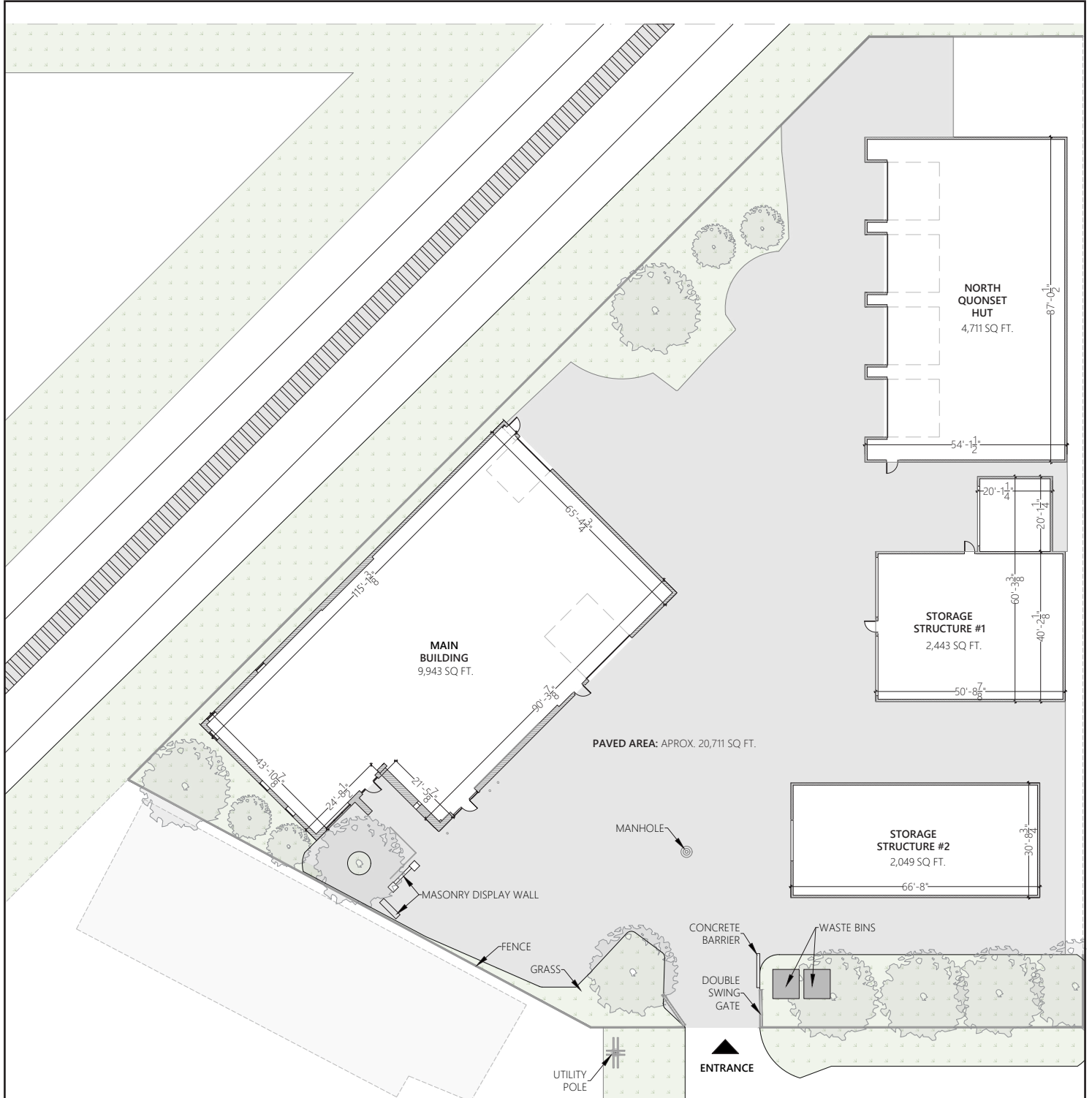
Property Highlights

- + 9,943 SF warehouse and office building on 1.05 acres, the property includes 2 additional storage structures and 1 quonset hut
- + Additional storage structures total 9,203 SF
- + Yard is fully paved, fenced and secured
- + The main building features a large showroom, private offices and a structural mezzanine area to be used as additional showroom or storage
- + Centrally located with quick access to Peigan Trail, Barlow Trail, and Deerfoot Trail SE
- + The north quonset hut is supplied with electricity, no heat



Site Plan

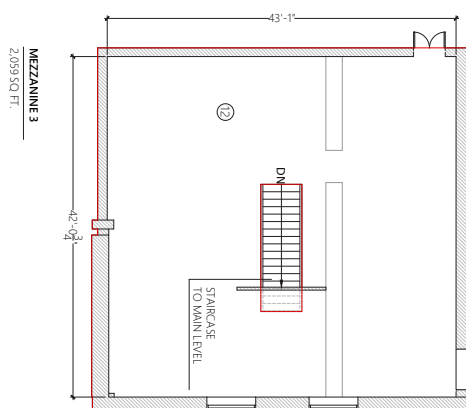
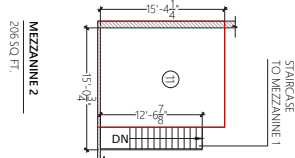
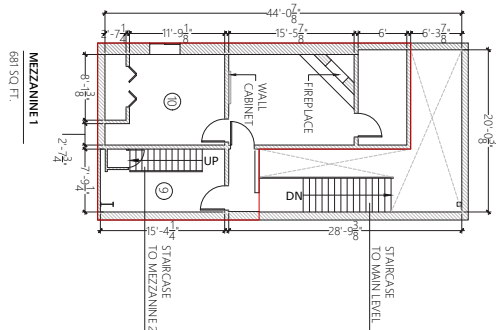
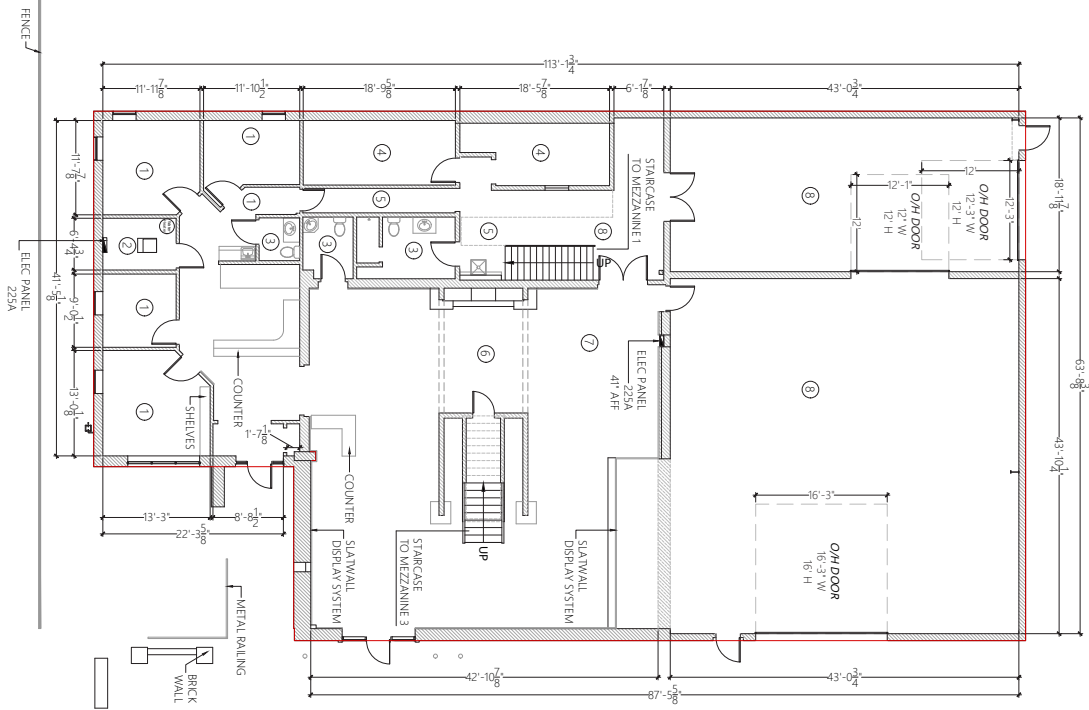
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Building Plan



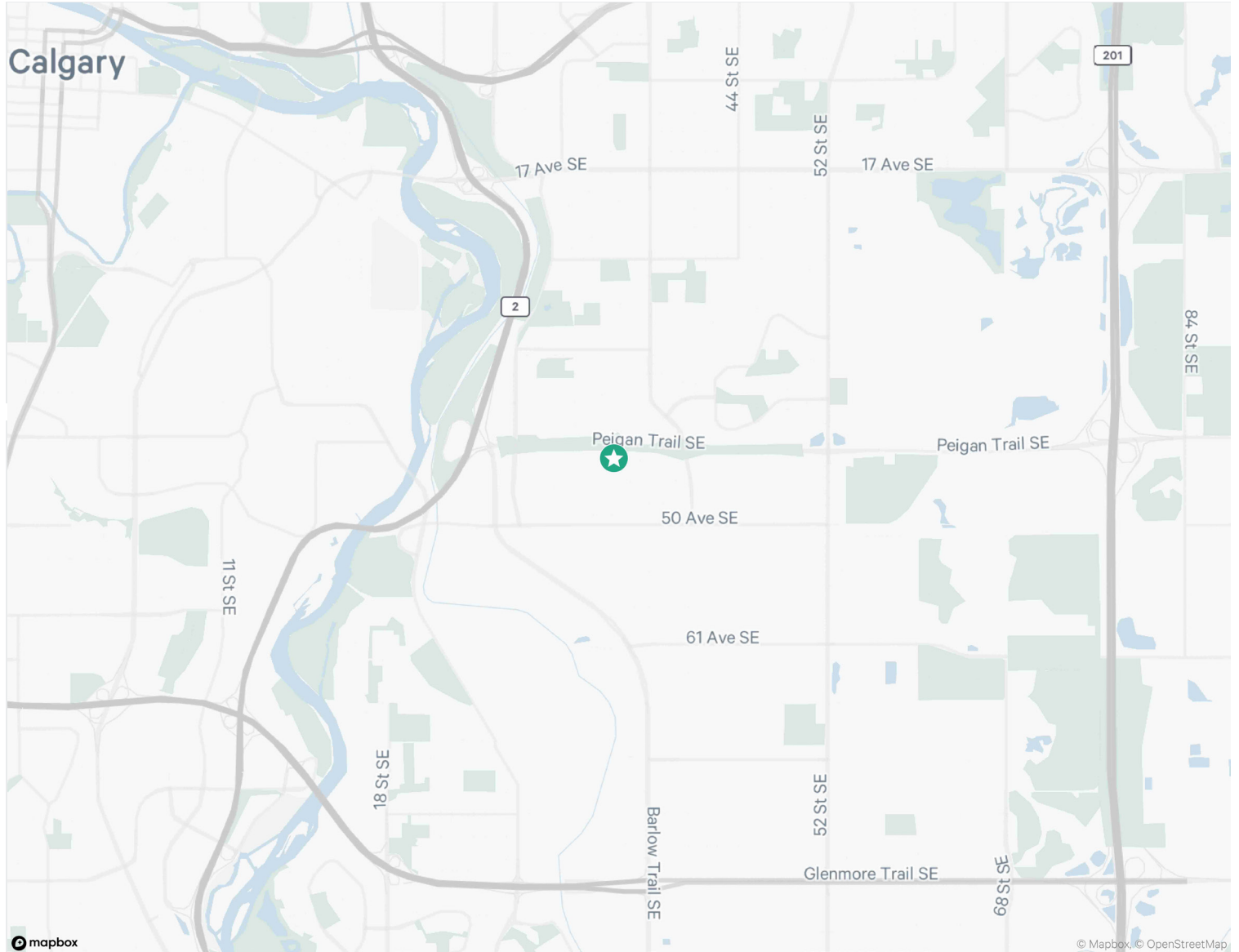
MAIN LEVEL
 6397 SQ. FT.



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For Lease/Sale





Contact Us

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