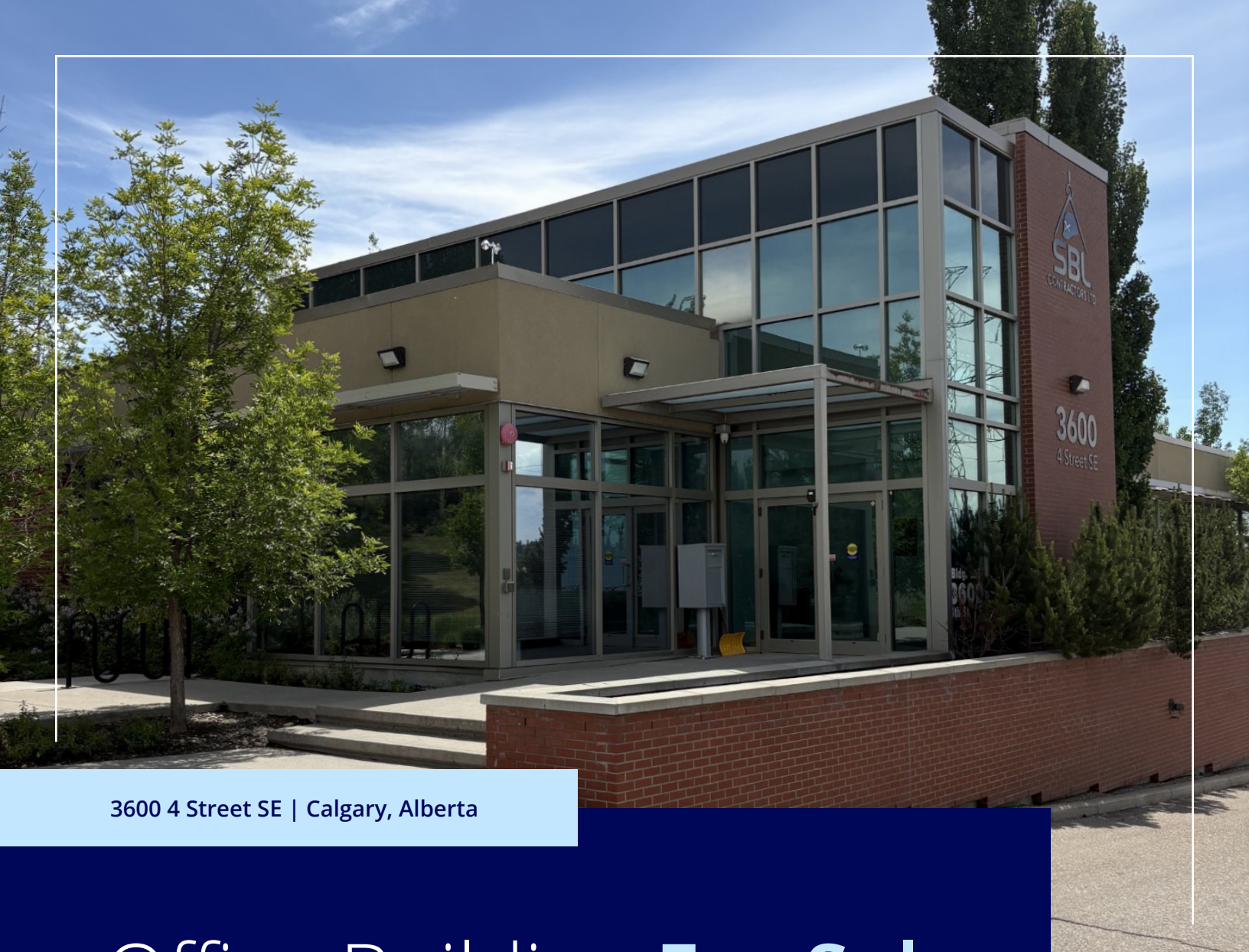




3600 4 Street SE | Calgary, Alberta

Office Building For Sale

Owner-User Opportunity

This move-in ready building is ideal for office, educational, or service-based businesses. The property offers tenant-controlled HVAC and a private outdoor patio. Enjoy exceptional parking, including underground stalls and free surface stalls. Conveniently located with easy access to Blackfoot Trail and 42nd Avenue SE.

Chris Law
Senior Vice President
+1 403 571 8769
chris.law@colliers.com



Accelerating success.

Property Overview

CIVIC ADDRESS	3600 4 Street SE
BUILDING SIZE (SF)	12,364
SITE SIZE	1.32 Ac
YEAR BUILT	2011
PROPERTY TAX	\$70,200 (2025)
PARKING	30 Underground Stalls 22 Free Surface Stalls
HVAC	Tenant Controlled
LEGAL DESCRIPTION	Plan 1012449, Block 4, Lot 2
ZONING	Industrial-Business
SALE PRICE	\$5.2M
AVAILABLE	Negotiable



Rare Stand-alone
Building Opportunity



Ample Surface
& Underground
Parking



Move-In
Ready Space



Close Proximity to
Many Restaurants



Easy Access to
Blackfoot Trail

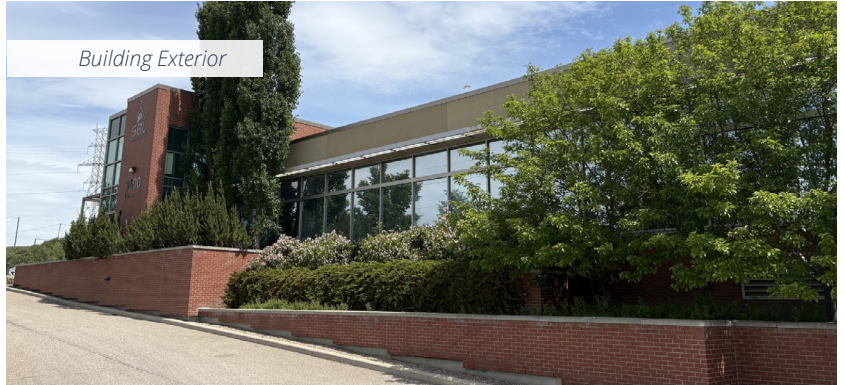




Building Photos



Building Exterior



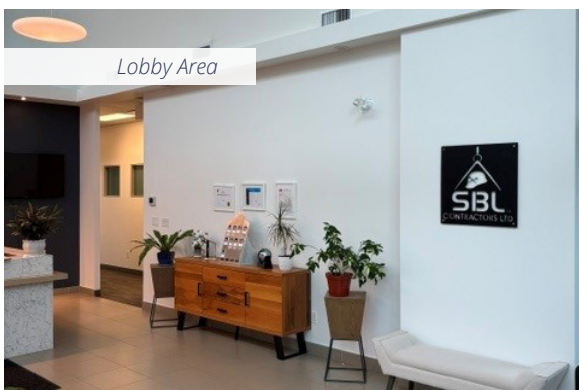
Building Exterior



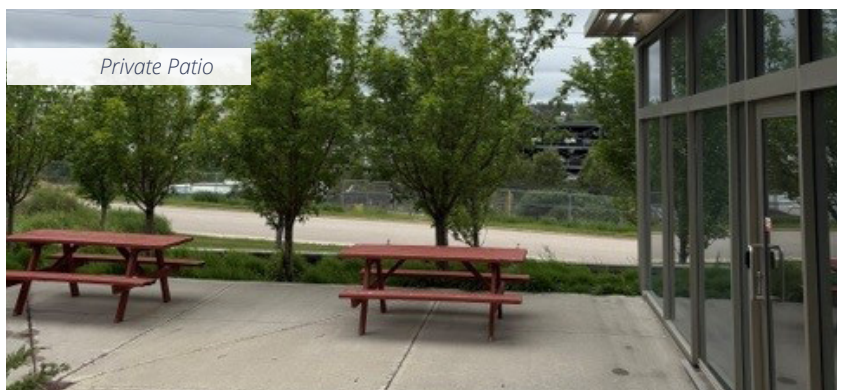
Open Area for Workstations



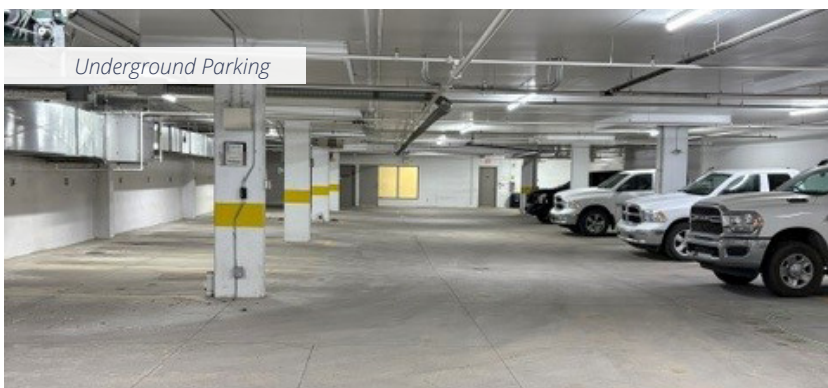
Boardroom



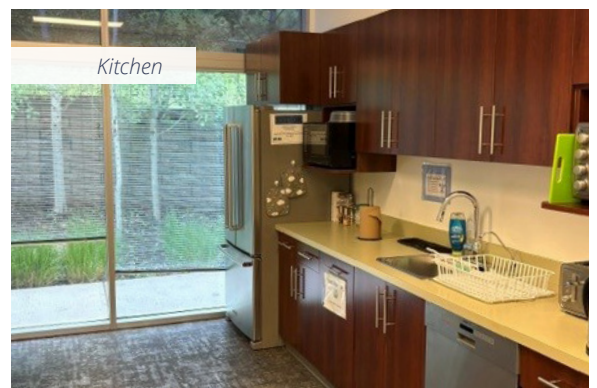
Lobby Area



Private Patio

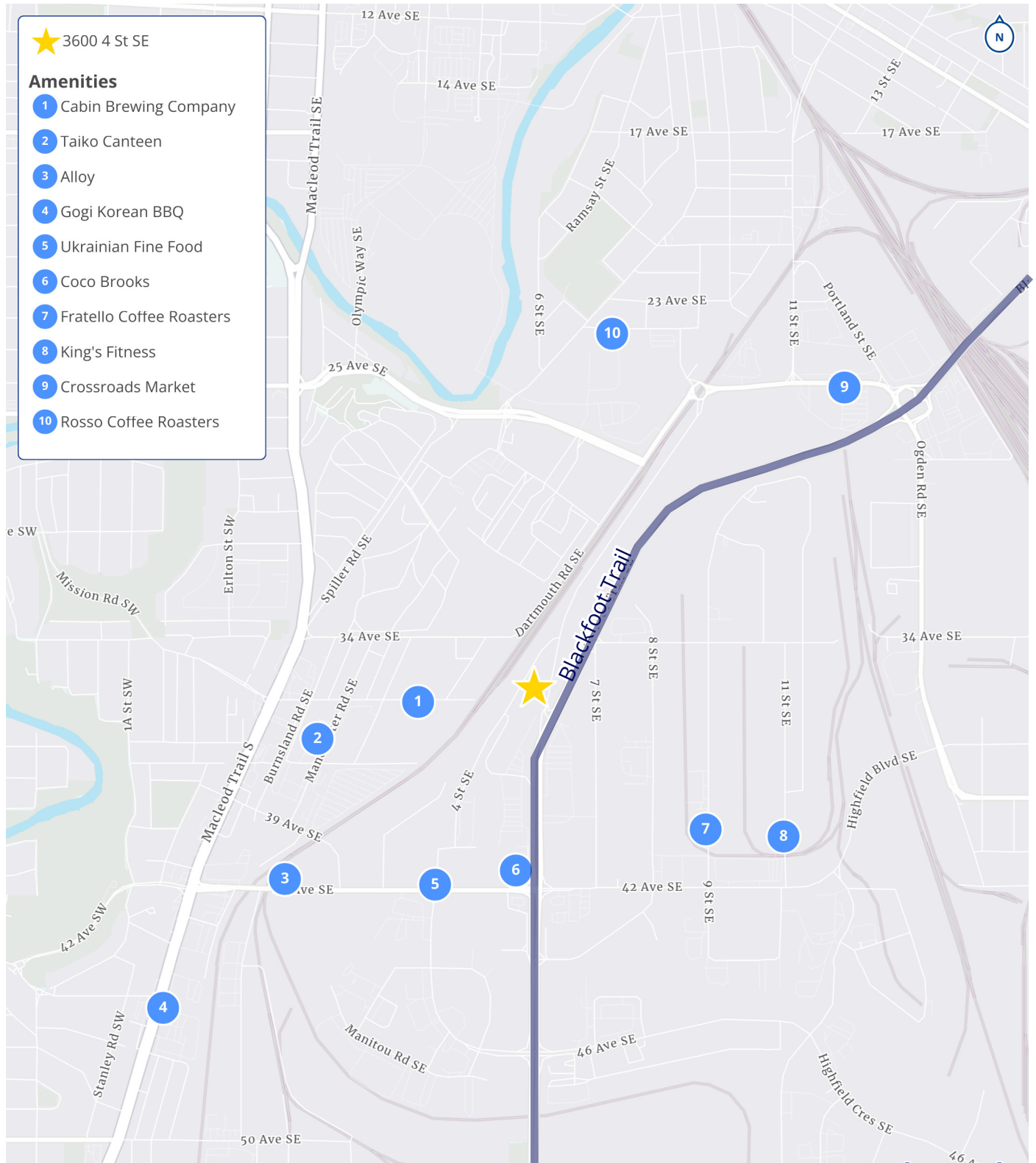


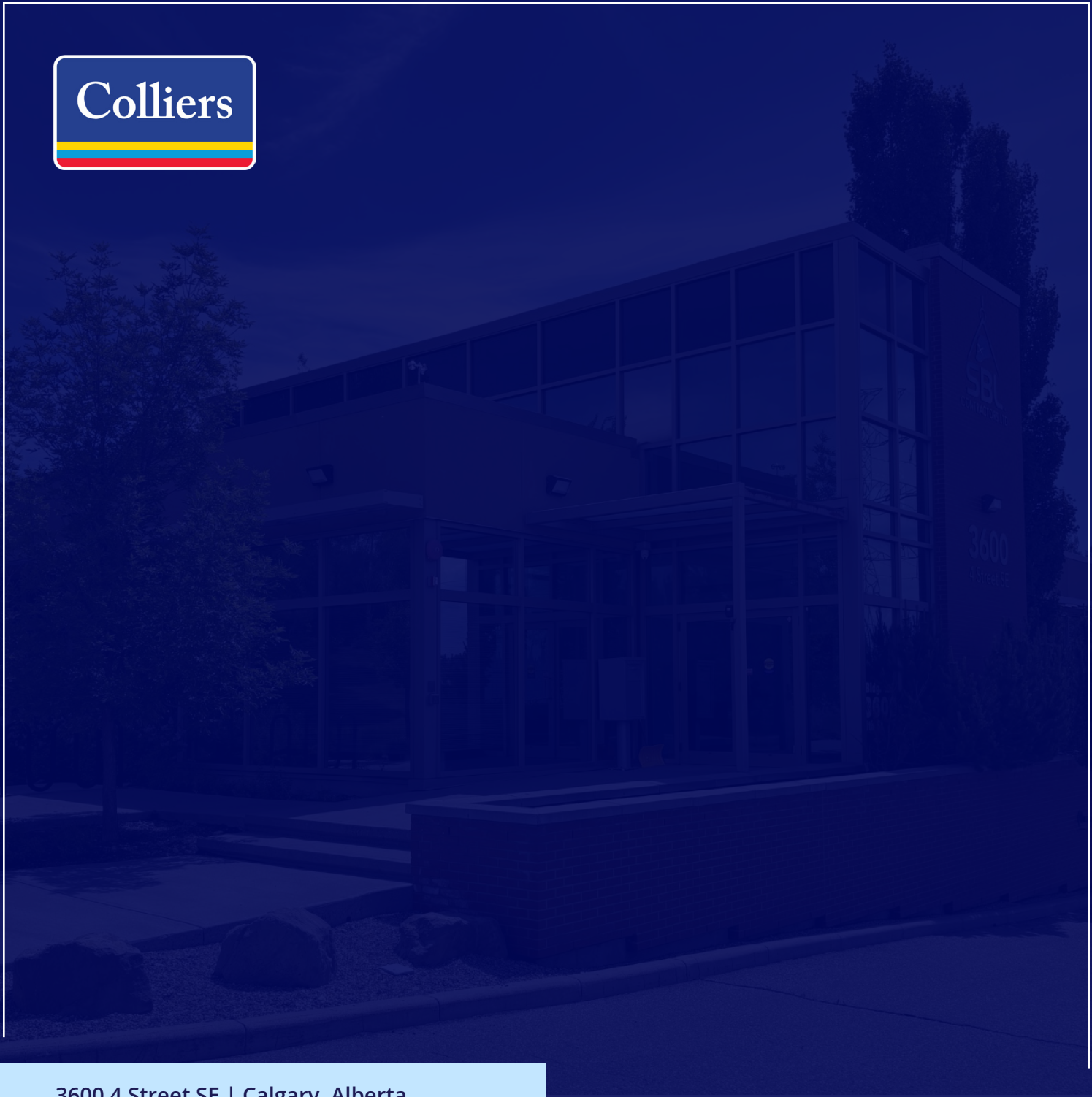
Underground Parking



Kitchen

Surrounding Amenities





3600 4 Street SE | Calgary, Alberta

Chris Law
Senior Vice President
+1 403 571 8769
chris.law@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. CMN Calgary Inc.

Royal Bank Building
900, 335 - 8th Avenue SW
Calgary, AB T2P 1C9
+1 403 266 5544