

OFFICE WAREHOUSE

• 4213 16A Street SE



4213 16A STREET SE

Calgary, AB

Cheri Long, Associate Broker
403.860.9419 | clong@royallepagecommercial.com

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

FOR SALE

\$1,975,000 4213 16A STREET SE

Total Building Area: 10,719 sq.ft multi-bay industrial building

Property Details

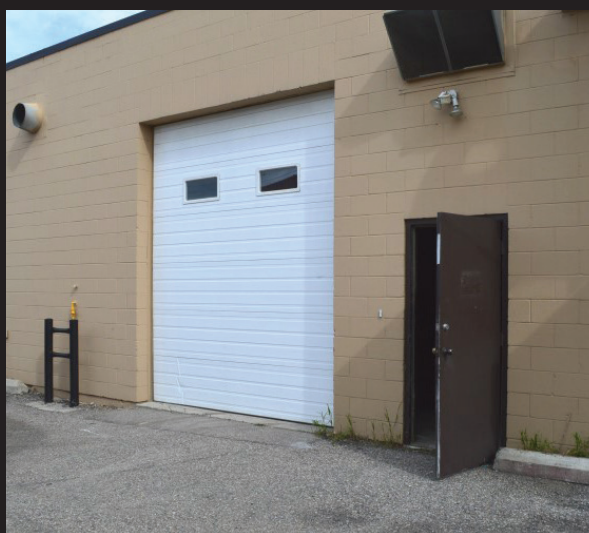
- Gross Lease Income \$133,005.00/Yearly.
- Occupancy: Multi-tenant setup featuring 2 Bays with Leases, and 1 bay with 2 tenants on flexible month-to-month tenancies.
- Zoning: I-R (Industrial Redevelopment).
- Year Built: 1977 solid concrete block construction.
- Loading: 3 – 12' x 10' drive-in overhead doors.
- Warehouse Clear Height: 15' clear ceiling height.
- Power: Three-phase electric power with separate metering per bay.
- Parking & Yard: 6 dedicated parking stalls with limited yard space.
- Property Taxes: \$35,216.59 (2026).

Property Features

- Prime inner-city location in the highly sought-after Alyth/Bonnybrook industrial district.
- Ideal setup for an owner-user to occupy space while collecting holding income.
- I-R zoning offers strong future redevelopment upside and versatile uses for light industrial, commercial, and service operations.
- Convenient access to major arterial routes, including 42nd Avenue SE, Blackfoot Trail, and Ogden Road.
- Clean, well-maintained 1977 block construction providing long-term durability and low-maintenance operational efficiency.
- Separate utility metering per bay allows for seamless, hassle-free tenant management.

PROPERTY OVERVIEW

PROPERTY PHOTOS

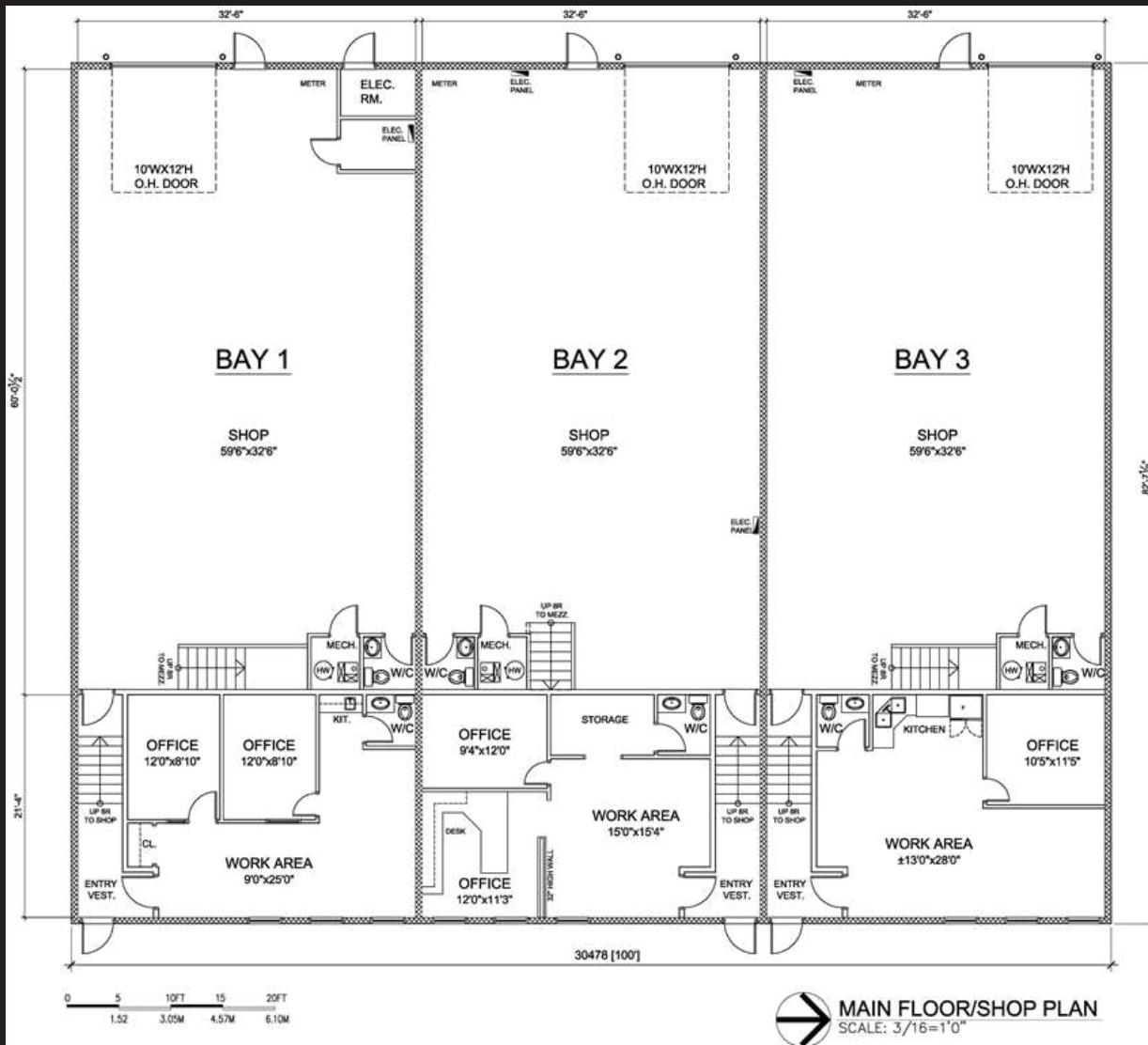


PROPERTY PHOTOS

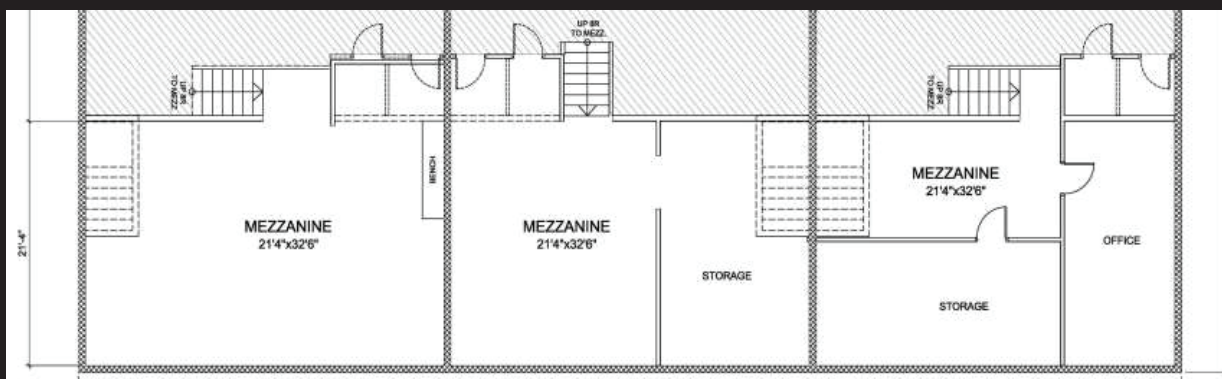


FLOOR PLAN

Main Floor



Mezz Shop Floor Plan



LOCATION MAP



Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Residential Income Fund L.P., Bridgemark Real Estate Services Inc. and Bridgemark Real Estate Services Manager Limited.

All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2025 Bridgemark Real Estate Services Manager Limited. All rights reserved.