

FOR SALE

1247 36TH AVE NE ☼

10,135 SF



\$3,500,000



6 UNIT COMPLEX FOR SALE IN MCALL INDUSTRIAL!

Total SF: 10,135

Year Built: 1975

Zoning: IG

Loading: 6 Drive-in doors

Cieling hieght: 12ft

Lot size: 0.74 Acres

Exceptional opportunity to acquire a multi-tenant industrial investment in the heart of Calgary's established McCall Industrial Park. Situated on a 0.74-acre site, 1247 36 Avenue NE consists of six industrial bays totaling 10,135 square feet and offers investors a rare chance to purchase an entire building in one of Calgary's most central industrial locations. The property benefits from excellent access to Deerfoot Trail, McKnight Boulevard, Edmonton Trail, and Calgary International Airport, making it an attractive location for a wide range of industrial and service-oriented businesses.

Constructed in 1975, the building features six drive-in loading doors, ample on-site parking, and a diverse tenant mix that provides stable income with upside through future lease renewals and rental growth. Opportunities to acquire an entire multi-tenant industrial asset of this size in McCall Industrial are increasingly rare. Whether you are an investor seeking dependable cash flow or an owner-user looking for future flexibility, 1247 36 Avenue NE offers a compelling combination of location, functionality, and long-term value.



FOR SALE

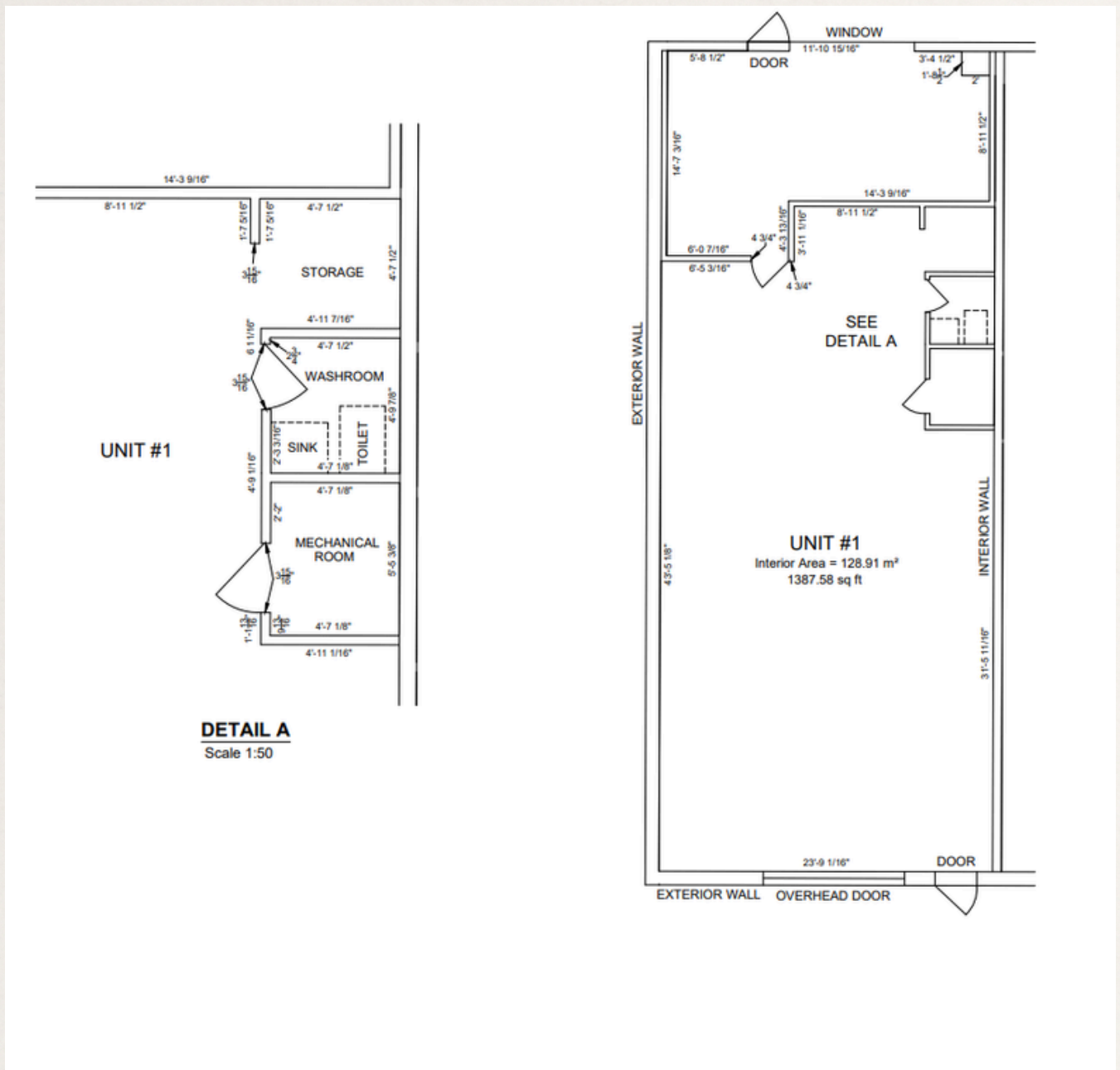
1247 36TH AVE NE ☉

10,135 SF



\$3,500,000

**UNIT 1, 1,404 SF
VACANT**



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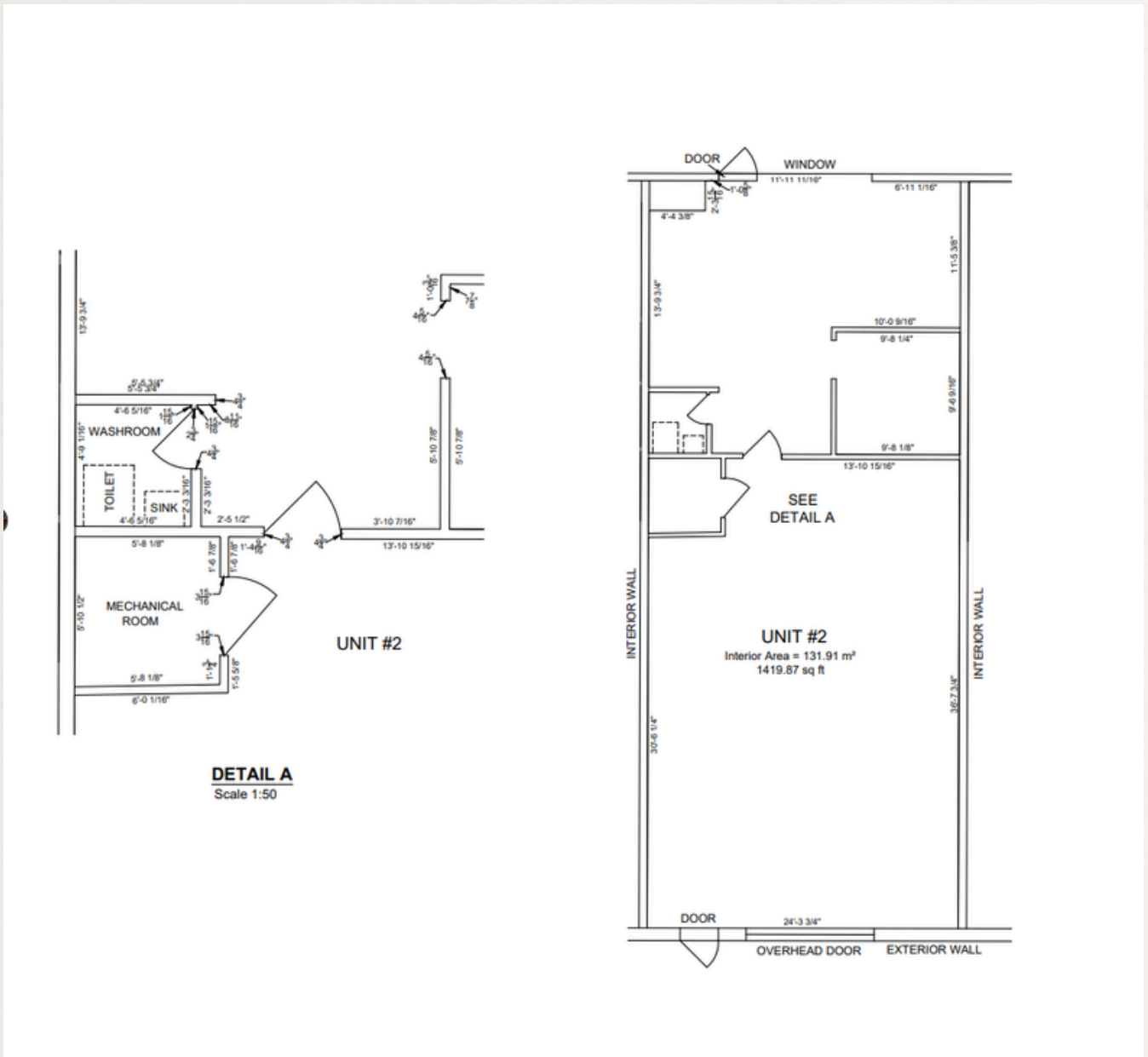
1247 36TH AVE NE *

10,135 SF

*

\$3,500,000

UNIT 2, 1,458 SF
LEASED TO 2029



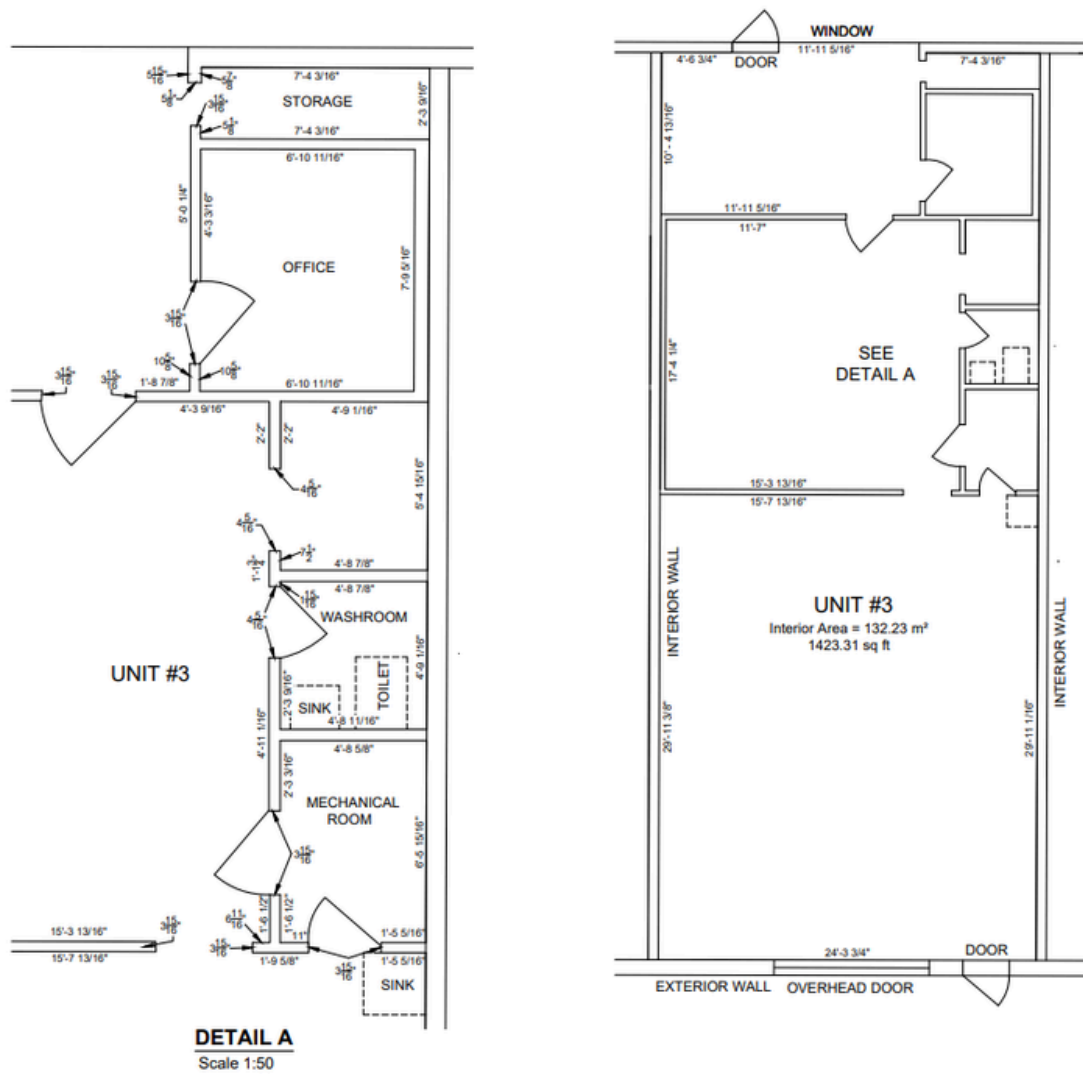
FOR SALE

1247 36TH AVE NE *

10,135 SF

* \$3,500,000

UNIT 3, 1,460 SF
LEASED TO 2029



FOR SALE

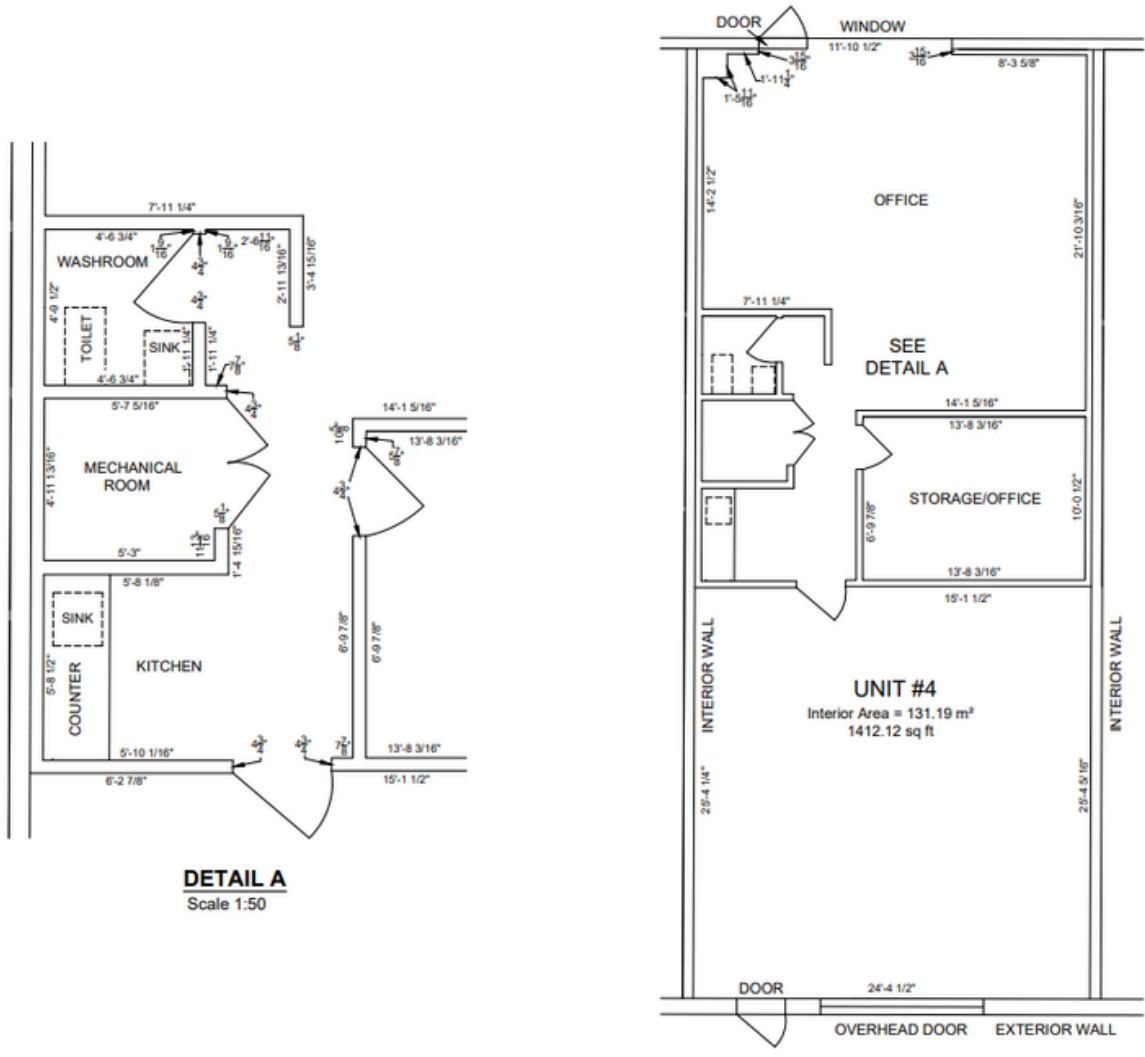
1247 36TH AVE NE *

10,135 SF



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UNIT 4, 1,461 SF
VACANT



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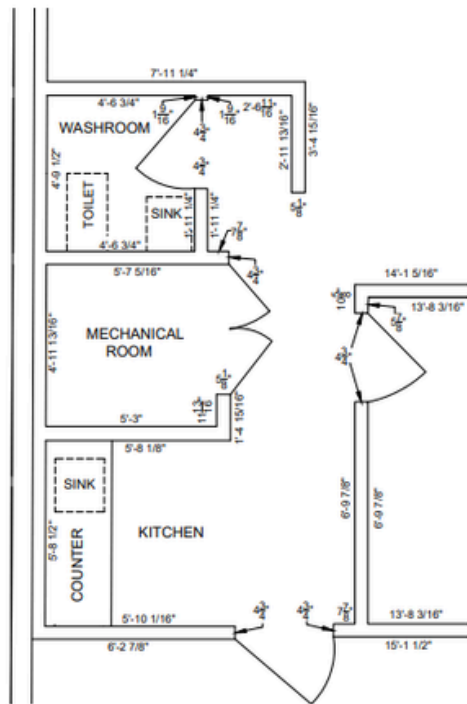
1247 36TH AVE NE *

10,135 SF

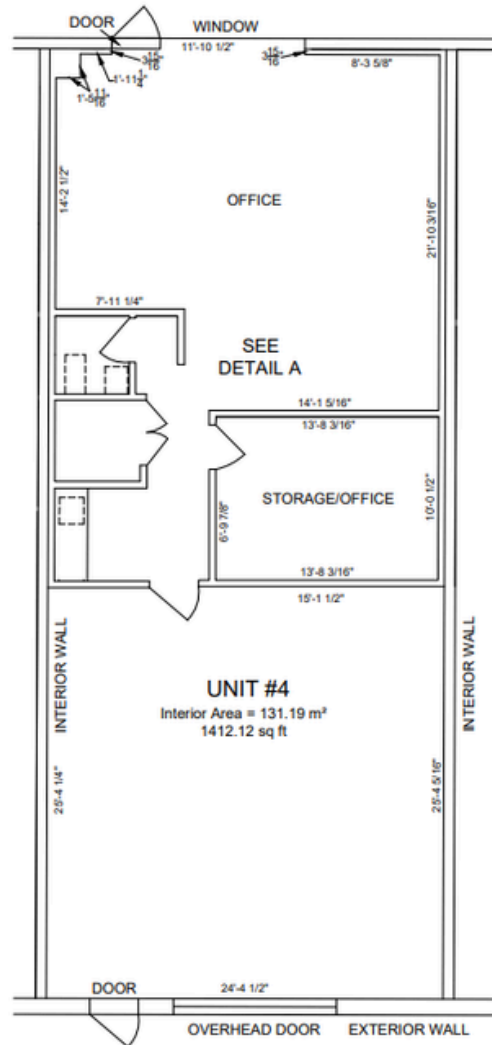


\$3,500,000

UNIT 5, 1445 SF
LEASED TO 2029



DETAIL A
Scale 1:50



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1247 36TH AVE NE *

10,135 SF



\$3,500,000

UNIT 6, 2,575 SF
AVAILABLE AUGUST

