



For Sale

# 5,614 SF Industrial/Office Condo

4427D 72<sup>nd</sup> Avenue SE, Calgary, AB

**Patrick Sailer**

Vice President  
+1 403 538 2525  
patrick.sailer@colliers.com

**Michael Massing, SIOR**

Vice President  
+1 403 669 6028  
michael.massing@colliers.com

**Evan Truman, CCIM**

Senior Vice President | Partner  
+1 403 215 7252  
evan.truman@colliers.com

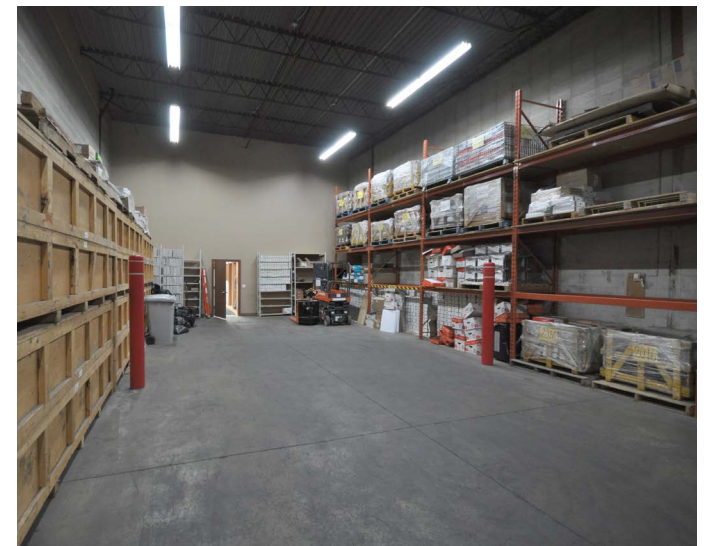
**Jason Isfeld**

Associate  
+1 403 681 2632  
jason.isfeld@colliers.com

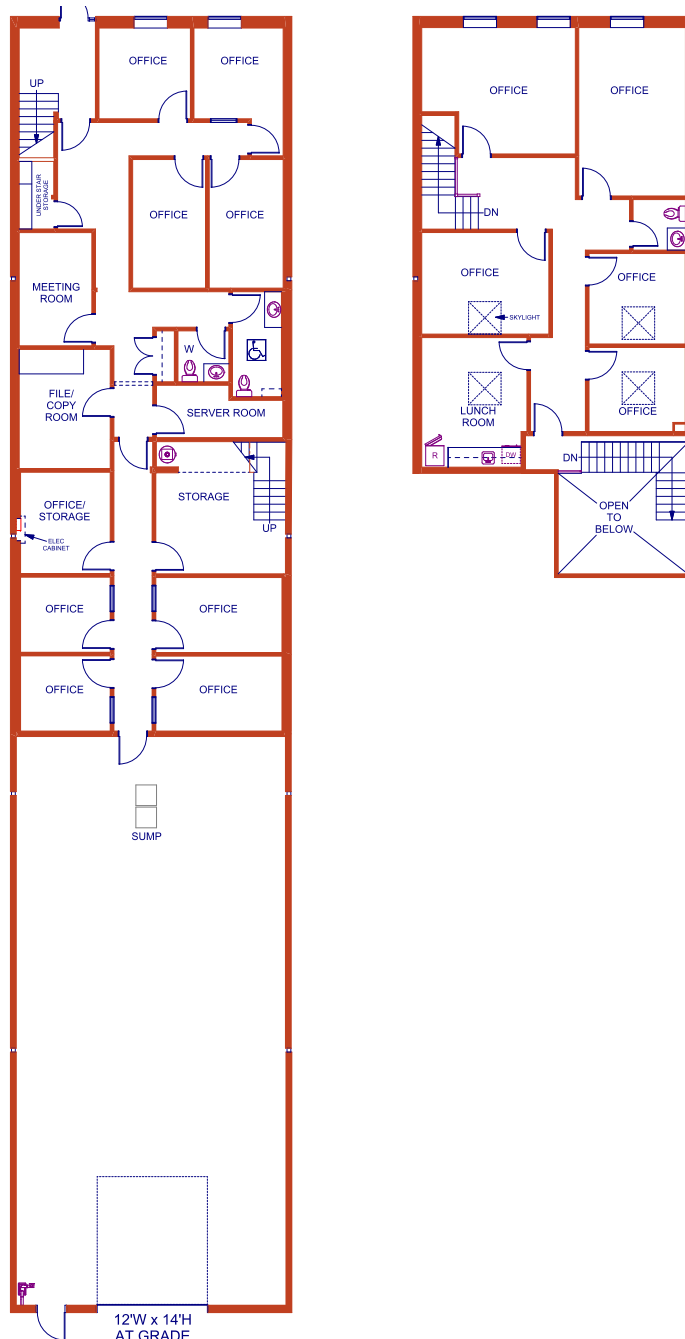
Colliers  
330, 115 Quarry Park Road SE  
Calgary, AB T2C 5G9  
www.colliers.com/calgary

# Property Overview

<b>District</b>	Foothills
<b>Year Built</b>	1979
<b>Zoning</b>	I-G (Industrial General)
<b>Main Floor Office Area</b>	2,342 SF
<b>Second Floor Office Area</b>	1,384 SF
<b>Warehouse Area</b>	1,888 SF
<b>Total Area</b>	5,614 SF
<b>Ceiling Height</b>	22' clear
<b>Loading</b>	1 (12' x 14') drive-in doors
<b>Power</b>	225 Amps, 120/280 Volts (TBV)
<b>Purchase Price</b>	\$1,122,800 (\$200 PSF)
<b>Property Taxes (2025)</b>	\$3.93 PSF
<b>Condo Fees (2025)</b>	\$2.11 PSF
<b>Available</b>	April 1, 2026



# Floor Plan



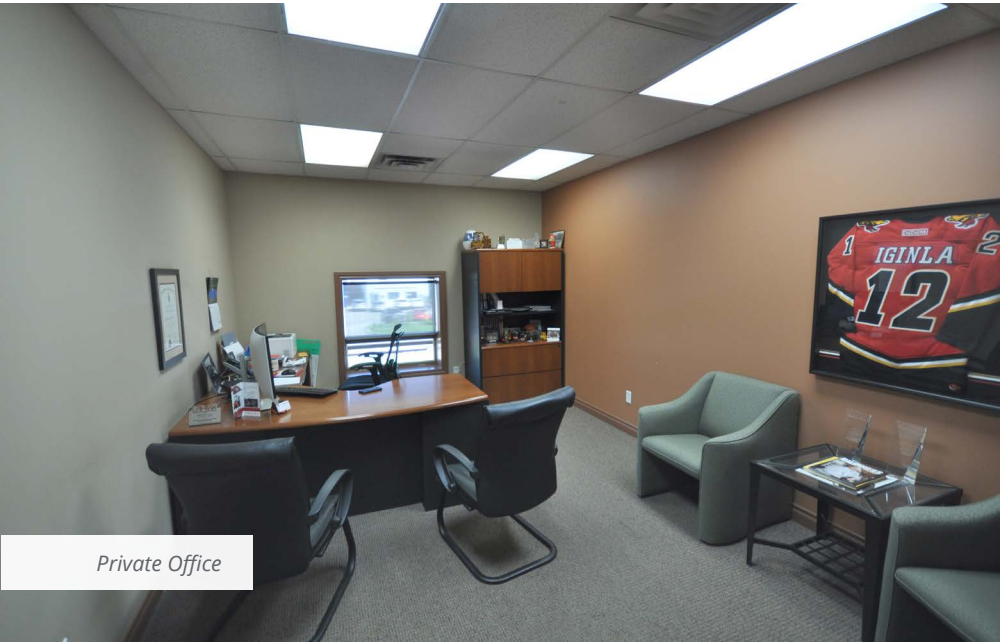
## Features

- Large paved loading area
- Forced air heating in the warehouse
- Two rooftop HVAC units
- Dual compartment sump in warehouse
- 14 Private offices, lunchroom in office area
- Quick access to major transportation routes including 52<sup>nd</sup> Street SE, Glenmore Trail, Barlow Trail and Stoney Trail Ring Road

5,614  
square feet  
available



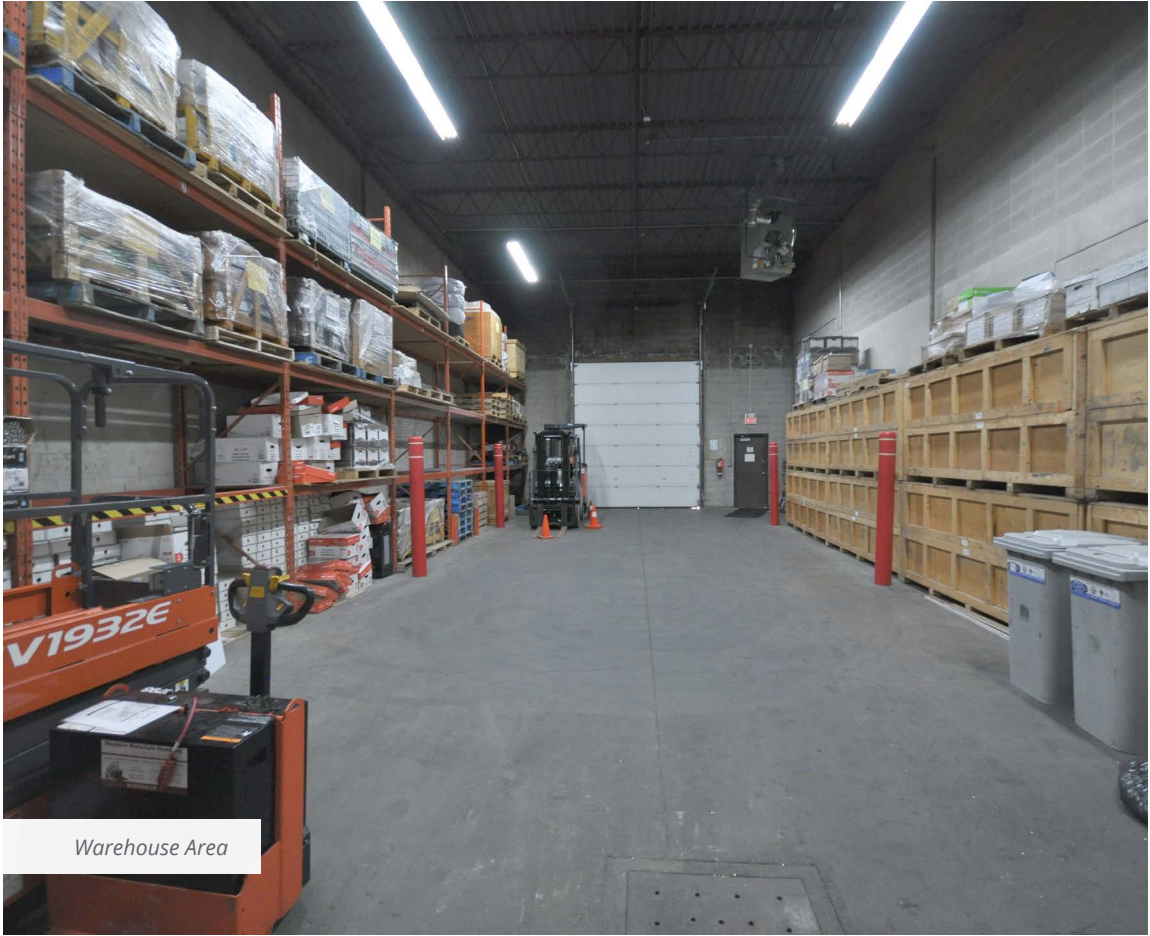
Loading



Private Office



Lunchroom



Warehouse Area



72<sup>nd</sup> Avenue SE

Barlow Trail

44<sup>th</sup> Street SE

52<sup>nd</sup> Street SE

4427D 72<sup>nd</sup> Avenue SE

**Patrick Sailer**

Vice President  
+1 403 538 2525  
patrick.sailer@colliers.com

**Michael Massing, SIOR**

Vice President  
+1 403 669 6028  
michael.massing@colliers.com

**Evan Truman, CCIM**

Senior Vice President | Partner  
+1 403 215 7252  
evan.truman@colliers.com

**Jason Isfeld**

Associate  
+1 403 681 2632  
jason.isfeld@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 © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. 2025 CMN Calgary Inc.



collierscanada.com