



PRICE REDUCED



FOR SALE

\$1,250,000

AUTOMOTIVE CONDO

NAI Advent

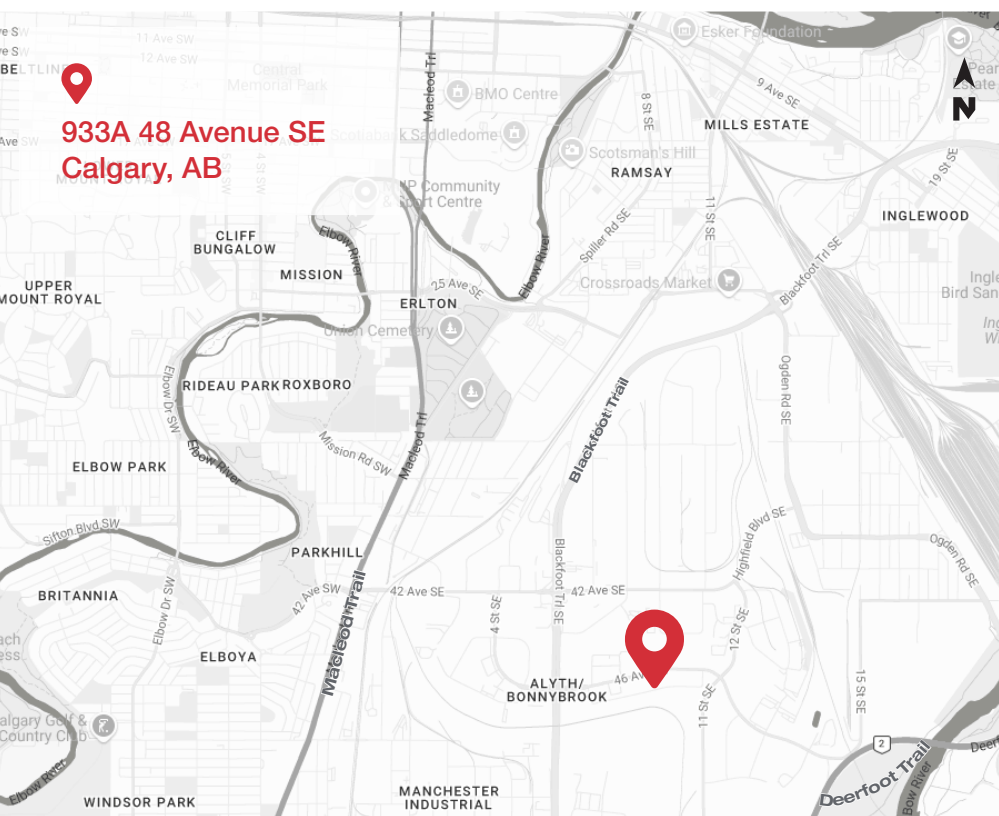
ADVENT COMMERCIAL REAL ESTATE CORP.

Automotive Condo

Owner-User Opportunity | 933A 48 Avenue SE, Calgary, AB T2G 2A7

ABOUT THE PROPERTY

LEGAL ADDRESS	0910081;10
SUBDIVISION	Highfield
YEAR BUILT	1968
ZONING	I-G (Industrial General)
PROPERTY USE	Automotive
TOTAL SIZE	±4,080 SF
MEZZANINE	±485 SF
CEILING HEIGHT	16' Clear
LOADING	2 - 12' x 14' Drive-Through Door
MAKE-UP AIR	5500 CFM
PARKING	10 Stalls
PROPERTY TAXES	\$19,012.71 (2026)
CONDO FEES	\$899.00 / Month (TBV)
ASKING PRICE	\$1,350,000 \$1,250,000
POSSESSION	TBV



PROPERTY HIGHLIGHTS

- » Located in Calgary's established Highfield industrial district
- » ±4,080 SF commercial bay with strong exposure off 48 Avenue SE
- » Easy access to major city arteries for efficient logistics and visibility
- » Delivered as clean shell space within a conventional condo complex
- » Ready for custom build-out to suit various industrial or commercial uses
- » Includes ±485 SF mezzanine suitable for office, storage, or staff areas
- » Layout supports effective separation of front-of-house and back-of-house functions
- » Zoned I-G, allowing sub-uses including major auto repair and minor car sales
- » Ideal for automotive service operators, specialty repair shops, and compact vehicle sales
- » Attractive opportunity for owner-users or investors seeking a central, high-exposure industrial condo

For more information,
please contact:



Max Wilcox

+1 403 607 6304
mwilcox@naiadvent.com



Aaron Gunn

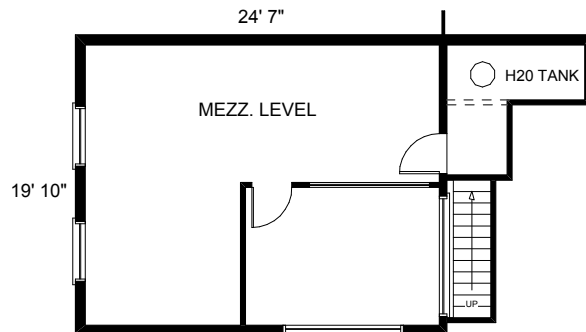
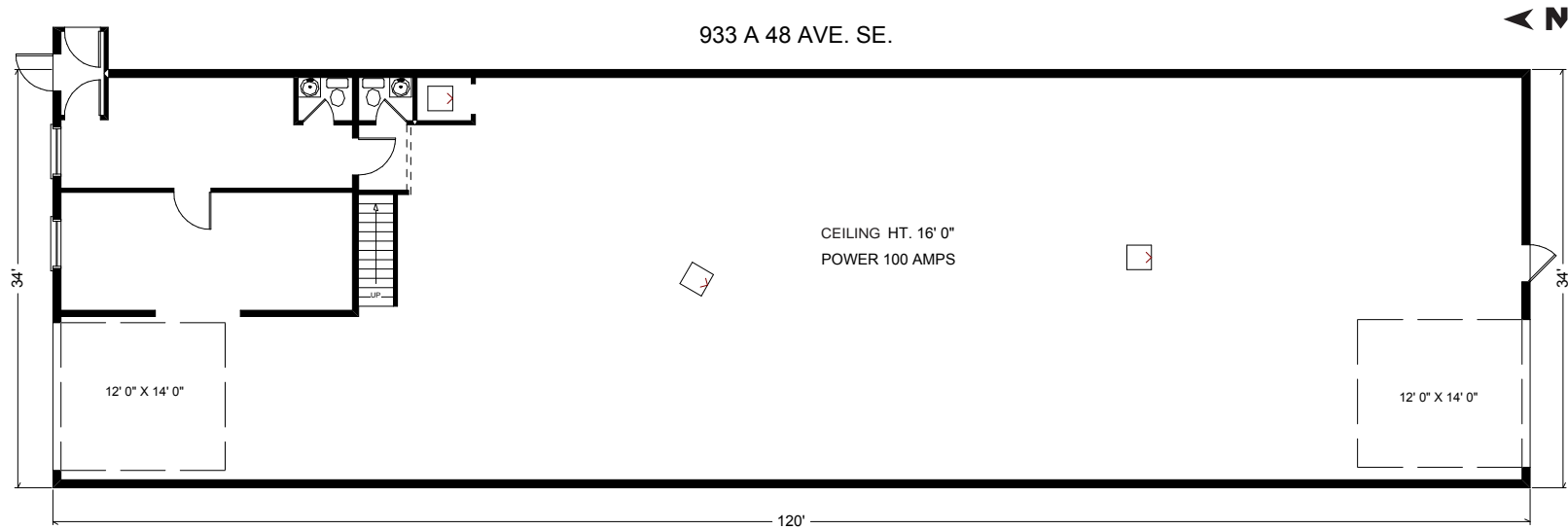
+1 403 200 4026
agunn@naiadvent.com



Tyler Guluche

+1 403 404 8735
tguluche@naiadvent.com

FLOOR PLAN



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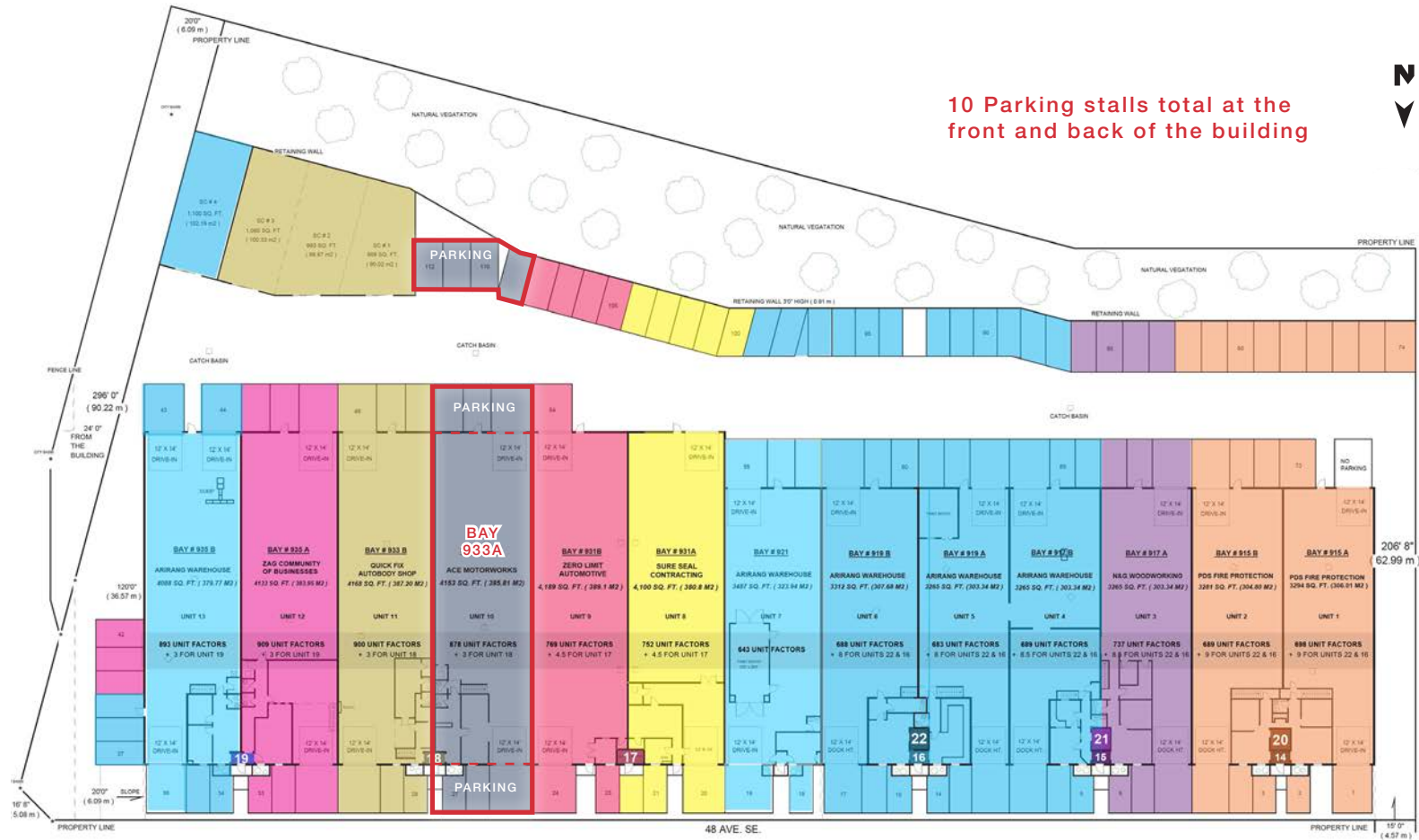
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PARKING PLAN



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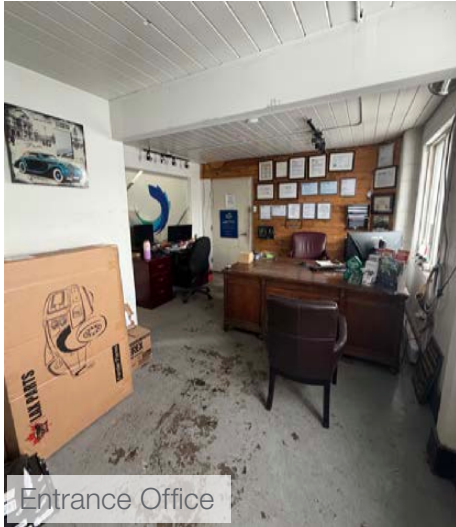


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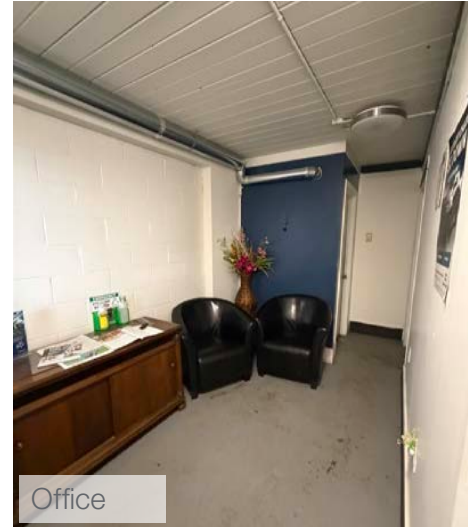
PHOTOS



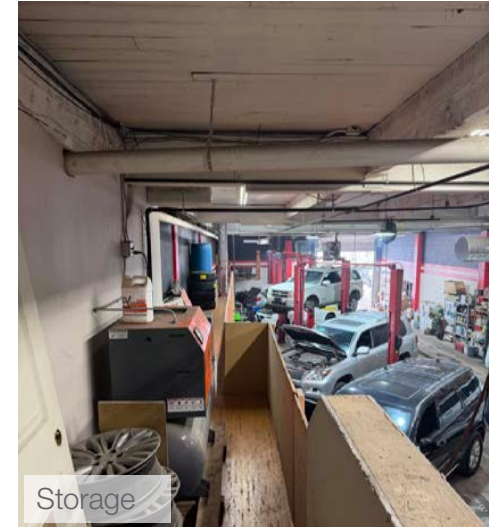
Entrance Office



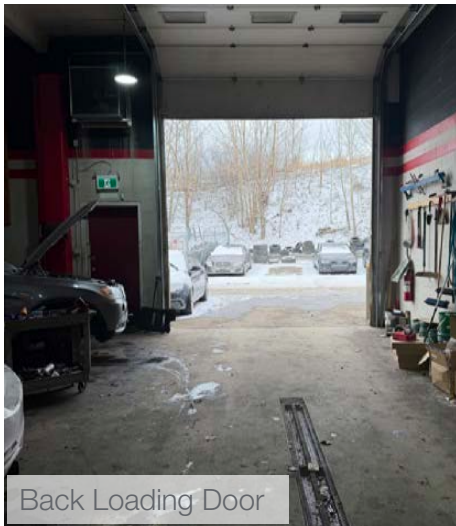
Office



Office



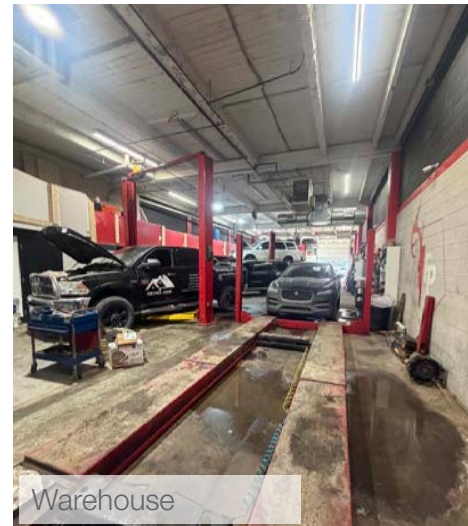
Storage



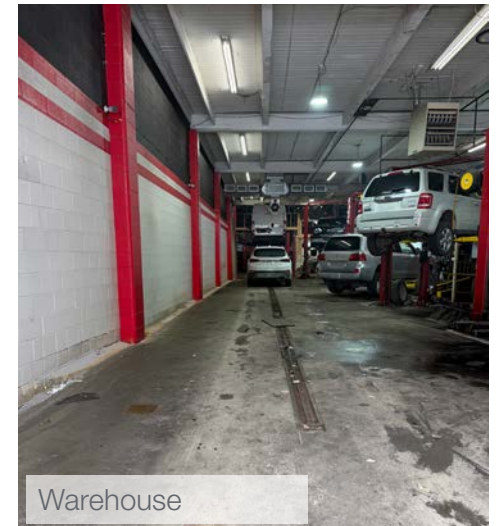
Back Loading Door



Front Loading Door



Warehouse



Warehouse

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