



**PROPERTY SUMMARY**

Discover a prime industrial property in Calgary’s Manchester Industrial district. Situated on ±0.44 acres, 320 39th Ave SE features two single-storey buildings totaling ±4,534 SF and zoned for Vehicle Sales - Major. Both buildings are equipped with four loading doors each, sump pump drainage, and ample on-site parking. This high-visibility location is steps from the 39th Avenue C-Train Station and Macleod Trail, and just minutes from Blackfoot Trail and Downtown. Perfect for automotive sales businesses, owner-users, or investors seeking a strategic urban site with excellent connectivity.

**\*NEW RPR AND ENVIRONMENTAL COMPLETED IN 2025**

March 12, 2026

**PROPERTY DETAILS**

<b>SUBDIVISION</b>	Manchester Industrial
<b>ZONING</b>	I-G (Industrial-General)
<b>SITE SIZE</b>	±0.44 Acres
<b>TOTAL SF</b>	±4,534 SF
<b>PROPERTY TAX</b>	\$23,574.89 (2025)
<b>ASKING PRICE</b>	Market

<b>BUILDING #1</b>	
<b>SIZE</b>	±2,862 SF
<b>LOADING</b>	4 drive-in loading doors (1 drive-through) <ul style="list-style-type: none"> <li>• 2 (9' x 9')</li> <li>• 1 (12' x 10')</li> <li>• 1 (7.5' x 10')</li> </ul>
<b>POWER</b>	200 Amps (TBV)
<b>CEILING HEIGHT</b>	13' to 21'
<b>HEATING</b>	Radiant and electric

<b>BUILDING #2</b>	
<b>SIZE</b>	±1,672 SF
<b>LOADING</b>	4 drive-in loading doors <ul style="list-style-type: none"> <li>• 2 (8' x 8')</li> <li>• 1 (6.5' x 8')</li> <li>• 1 (6.5' x 16')</li> </ul>
<b>POWER</b>	TBV
<b>CEILING HEIGHT</b>	8.5'
<b>HEATING</b>	Forced Air

For more information, please contact:



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**PROPERTY LOCATION**



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