

Multi-Tenant Industrial Investment Opportunity //

FOR SALE

3605 Bonnybrook Rd SE, Calgary, AB



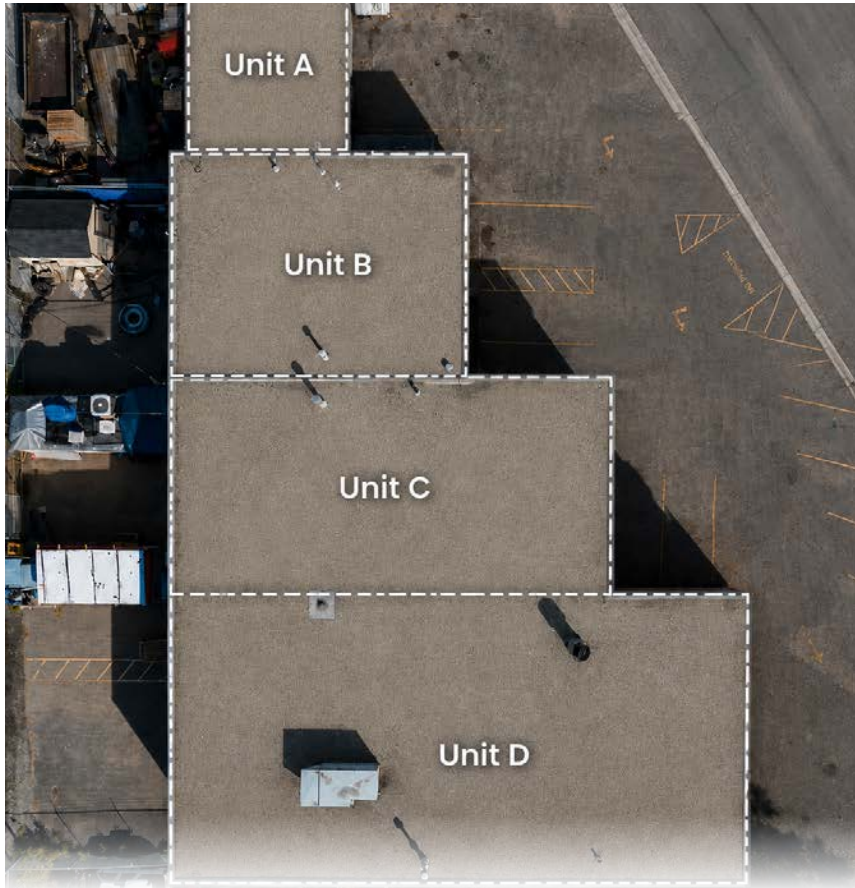
Presented by:

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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



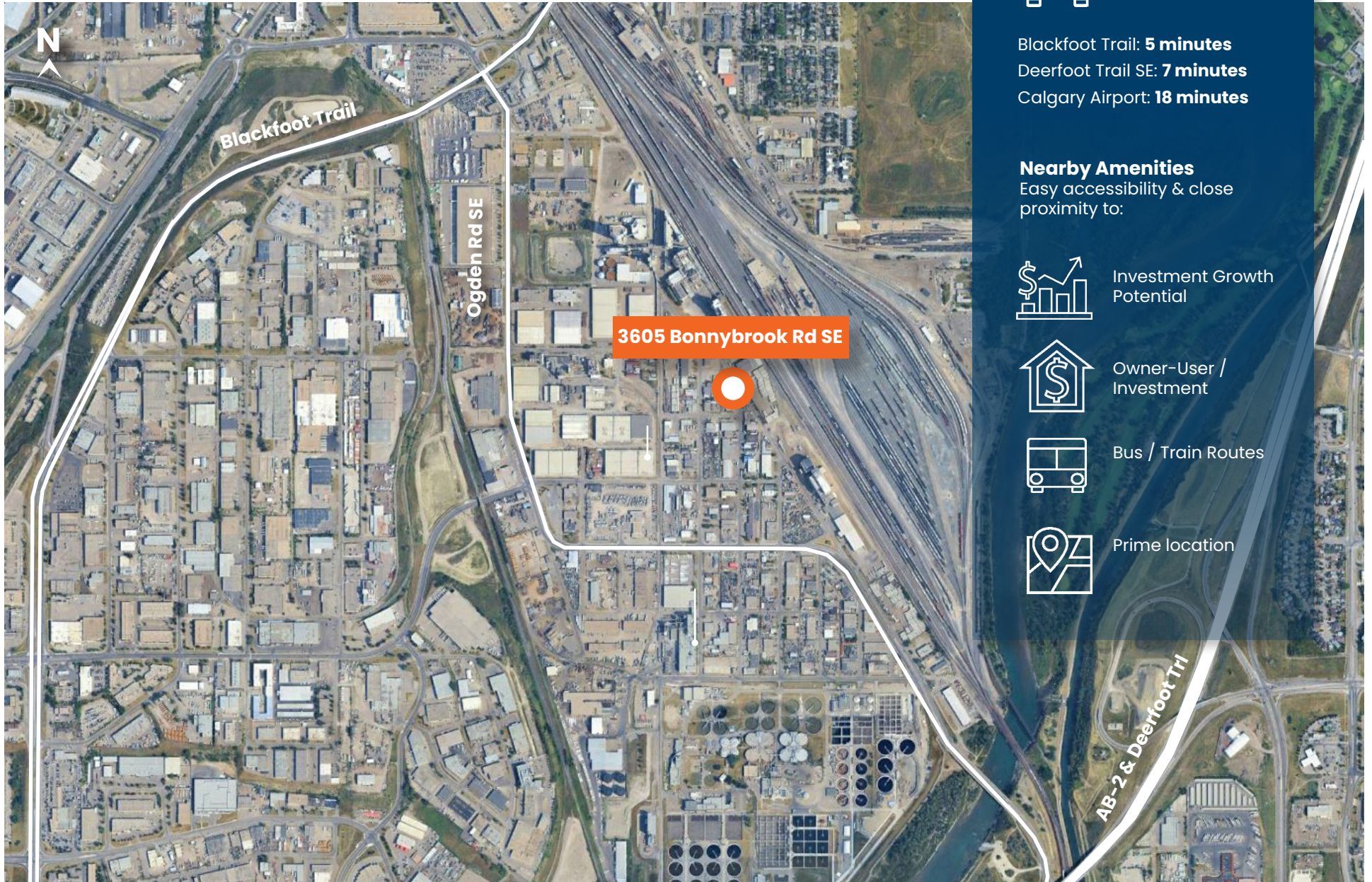
PROPERTY OVERVIEW

Address:	3605 Bonnybrook Rd SE, Calgary, AB	
District:	Alyth/Bonnybrook Industrial	
Zoning:	Industrial Redevelopment (I-R)	
Property Type:	Multi-Tenant Industrial Building	
Square Footage:	Unit A:	697 SF
	Unit B:	1,229 SF
	Unit C:	1,814 SF
	Unit D:	3,181 SF
	Total:	6,921 SF
Site Size:	0.41 Acres	
Clear Height:	18'	
Loading:	Drive-In Loading (Partially Fenced & Secured)	
Power:	400 Amps (TBV)	
Sale Price:	Please contact Listing Agent	
Property Tax:	\$30,341.76 (est. 2025)	
Parking:	17 Front Parking Stalls	
Yard Area:	Potential to Fence Approx. 0.20 Acres (North Portion of Site)	
Availability:	Immediate	

PROPERTY FEATURES

- Owner-user / investment opportunity with stable in-place income and future upside through lease rollover
- Functional small-bay industrial property located within Calgary's central industrial market
- Flexible occupancy options suitable for owner-users, private investors, or partial owner-occupiers
- Existing in-place income with below-market rents providing future mark-to-market potential
- 2026 RPR & ESA Phase I Available
- Functional warehouse layouts with flexible bay configurations
- Strong central location with excellent access to Ogden Road SE, Blackfoot Trail, Deerfoot Trail and downtown Calgary
- Due diligence materials are available upon execution of a [Non-Disclosure Agreement](#)

LOCATION



Drive Times:

Blackfoot Trail: **5 minutes**
Deerfoot Trail SE: **7 minutes**
Calgary Airport: **18 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Investment Growth Potential



Owner-User / Investment

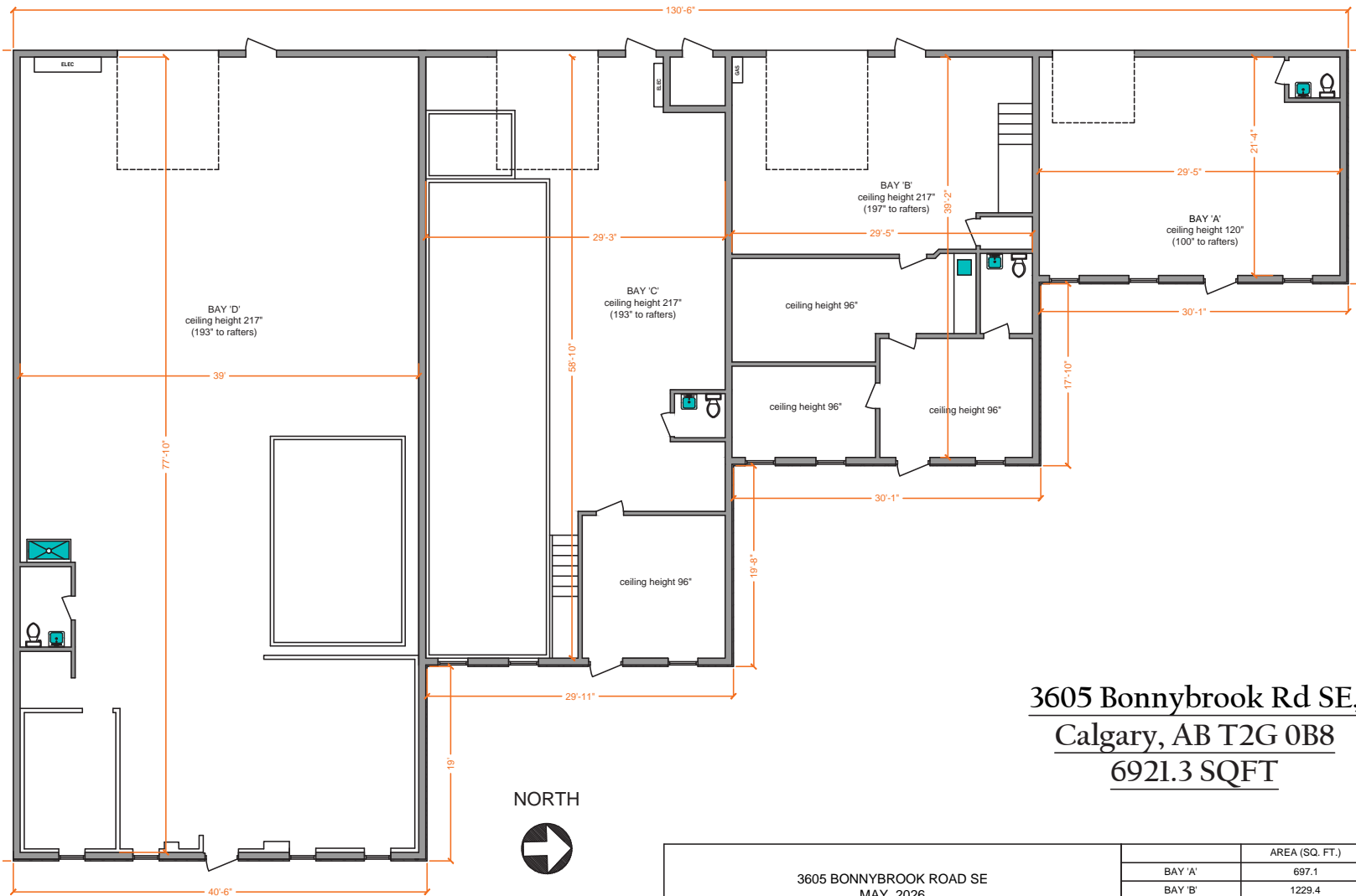


Bus / Train Routes



Prime location

SITE PLAN // 3605 Bonnybrook Rd SE



3605 Bonnybrook Rd SE.
Calgary, AB T2G 0B8
6921.3 SQFT

NORTH



0' 5' 10'
 SCALE

3605 BONNYBROOK ROAD SE MAY, 2026		AREA (SQ. FT.)
BAY 'A'		697.1
BAY 'B'		1229.4
BAY 'C'		1814.3
BAY 'D'		3180.5
TOTAL		6921.3

Prepared by PROPER MEASURE™ MID ISLAND for the exclusive use of CDN GLOBAL. Area calculated from exterior face of building and center line of demising walls using BOMA standards. This is not a legal survey and should not be used in place of one. Plans may not be 100% accurate, and are not intended to be used for construction purposes. Any critical measurements should be verified.



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