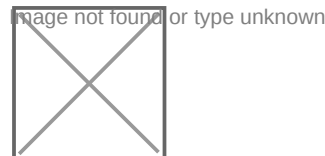


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4805 32 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
34428

**MLS ID:**  
A2292164

**\$1,750,000**



 **JEFF KEET**

 CDN Global Advisors Ltd.  
 403-531-4336

 4805 32 Street SE, Calgary , Alberta t2b2x3

|                                                     |                                                             |                                                   |
|-----------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------|
| <b>Transaction Type</b><br>For Sale                 | <b>Title</b><br>Fee Simple                                  | <b>Days On Market</b><br>3                        |
| <b>Zoning</b><br>I-G                                | <b>Subdivision</b><br>Golden Triangle                       | <b>Building Type</b><br>Free-Standing             |
| <b>Year Built</b><br>1992                           | <b>Structure Type</b><br>Industrial                         | <b>Property Type</b><br>Commercial                |
| <b>Property Sub Type</b><br>Industrial              | <b>Legal Plan</b><br>9910537                                | <b>Building Area (Sq. Ft.)</b><br>6530.00         |
| <b>Building Area (Sq. M.)</b><br>606.65             | <b>Lot Size (Sq. Ft.)</b><br>17760                          | <b>Lot Size (Acres)</b><br>0.41                   |
| <b>Footprint (Sq. Ft.)</b><br>4041                  | <b>Construction Type</b><br>Metal Frame,Metal Siding        | <b>Roof</b><br>Metal                              |
| <b>Foundation</b><br>Poured Concrete                | <b>Heating</b><br>Overhead Heater(s),Forced Air,Natural Gas | <b>Access to Property</b><br>Direct Access        |
| <b>Inclusions</b><br>shipping containers negotiable | <b>Restrictions</b><br>None Known                           | <b>Reports</b><br>Appraisal,Environmental Phase 1 |

FOR SALE or FOR LEASE. Exceptional freestanding industrial building in the premier Eastfield/Golden Triangle district. This facility offers a professionally measured rentable area of 6,530 SF under BOMA 2019 standards, featuring a high-ratio office build-out ideal for service and engineering firms. Clear Space Breakdown: Total Rentable Area: 6,530 SF Main Floor (4,041 SF): Includes 2,221 SF of dedicated office/staff support and a functional 1,820 SF shop area. Second Floor Office (2,489 SF): Fully developed professional office space. Bonus Storage: 835 SF second-floor mezzanine storage and a red shipping container on-site are included at no additional cost. Value Position: Listed at \$1,750,000—attractively priced below a recent January 2026 Altus Appraisal of \$1,800,000. Property Features: Shop Specs: 14' x 14' drive-in overhead door and 17.5' - 18' clear height. Upgrades: Upgraded LED lighting and 225 Amps @ 208V power (to be verified). Site: Secured 0.41-acre site, fully paved with perimeter fencing and 10 designated stalls. Access: Prime location with quick access to Peigan, Barlow, and Deerfoot Trails. Terms: Lease rate at \$16.00 PSF. Vacant possession available on 90 days' notice. We have an environmental report and appraisal as part of due diligence.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

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