

Excellent exposure on 36 St. SE Ample free parking

3,087<sup>sf</sup>

Unit 307

LEASE RATE  
REDUCED



## OFFICE SPACE IN EASTFIELD INDUSTRIAL FOR LEASE

Unit 307, 3750 46 Avenue SE  
Calgary

- » Well-maintained multi-tenant building with plenty of parking.
- » Efficient access to major thoroughfares including Deerfoot Tr. and Peigan Tr.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Ryan Boyne**, B. COMM, ASSOCIATE

c: 403-483-5599

d: 403-294-7173

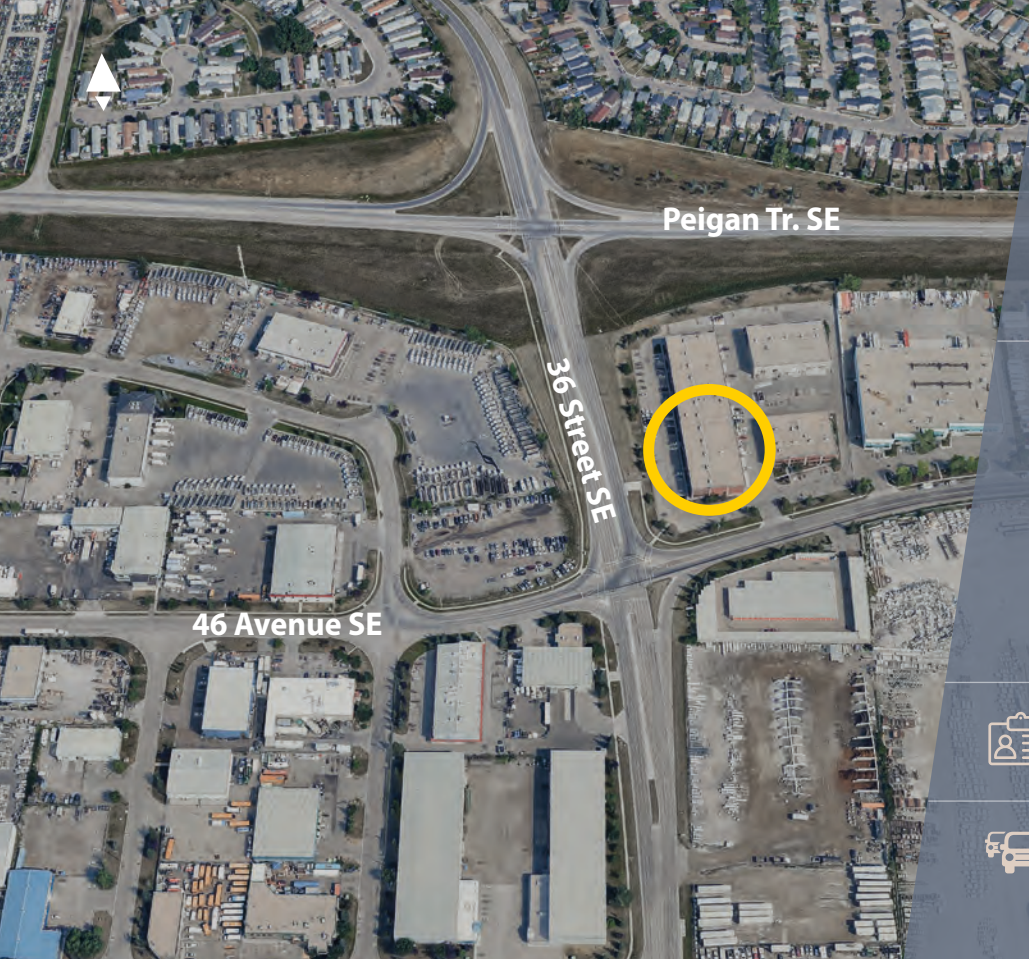
rboyne@barclaystreet.com

**BARCLAY  
STREET**  
REAL ESTATE

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS







## AREA DEMOGRAPHICS

(2 km radius)

 Population  
17,618

 Median Age  
40.5

 Average Household Income \$89,036

### Current Consumption / Household

 \$12,051  
FOOD


 \$4,589  
HEALTH CARE

 \$3,496  
RECREATION

 \$1,518  
PERSONAL CARE

 \$2,791  
LIQUOR/TOBACCO

 \$2,637  
CLOTHING

 Daytime Employment  
12,652 EMPLOYEES

964  
BUSINESSES

 Traffic Count 5,000 VEHICLES DAILY ON 36 STREET SE

Sources: Statistics Canada, City of Calgary, CoStar

## LEASE INFORMATION

**BUILDING ADDRESS:**  
3750 46 Avenue SE, Calgary

**SUBDIVISION:** Eastfield

**LEGAL DESCRIPTION:**  
Plan 0711408; Unit 6

**ZONING:** I-B (Industrial Business)

**YEAR OF CONSTRUCTION:** 2007

**GROSS LEASABLE AREA:**

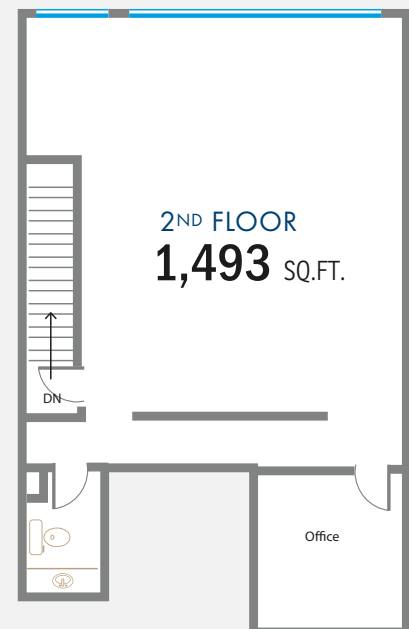
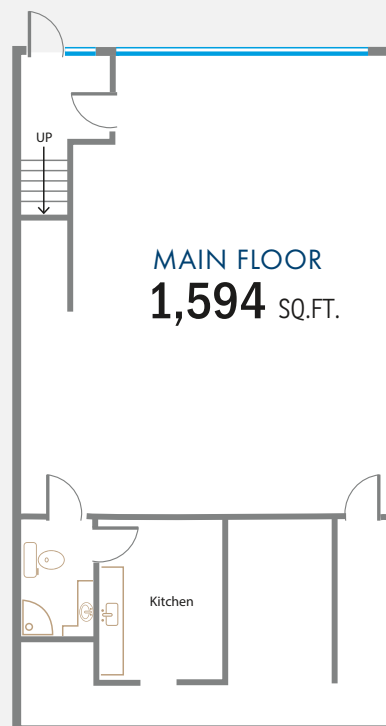
UNIT 307  
1,594 sq. ft. – main floor  
1,493 sq. ft. – 2nd floor

**TOTAL:** 3,087 sq. ft.

**PARKING:**  
Ample scramble, free of charge

**OP. COSTS AND TAXES:**  
\$11.10 per sq. ft.

**LEASE RATE REDUCED**



Floorplans are for reference only and to be verified.  
Subject to change.



MAIN  
FLOOR





2<sup>ND</sup>  
FLOOR



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2025 Barclay Street Real Estate Ltd. All rights reserved.

