



Investment Opportunity

Industrial Building for Sale

OPPORTUNITY SUMMARY

4275 78 Avenue SE is a ±15,000 SF, multi-tenant, fully leased and income producing industrial building situated on ±1.17 AC in the south of Foothills Industrial — one of Calgary's most active and established industrial corridors. The site features a secure yard, dual street access, and excellent exposure on a corner lot. Built in 1980 - 1981 and maintained with pride, the property offers a clean, functional layout with street-front presence and ample outdoor storage potential, making it well suited to a range of industrial users and owner-occupiers.

PROPERTY DETAILS

LEGAL ADDRESS	Plan 8010089; Block 17; Lot 8
SUBDIVISION	Foothills Industrial
SITE SIZE	±1.17 Acres
BUILDING SIZE	±15,000 SF
WAREHOUSE AREA	±12,000 SF
OFFICE AREA	±3,000 SF
MEZZANINE AREA	±3,000 SF
LOADING	5 Drive-In Doors (14' x 16') 1 Drive-Through (12' x 16')
CEILING HEIGHT	±18.5' Clear (TBV)
POWER	100 Amp / Bay (Hunor - 400 Amp)
PARKING	±12 Assigned Stalls (TBV)
ZONING	I-G (Industrial General)
PROPERTY TAXES	\$62,211.52 (2025)
PRICE	Contact

December 1, 2025



ACCESS & SIGN THE NDA



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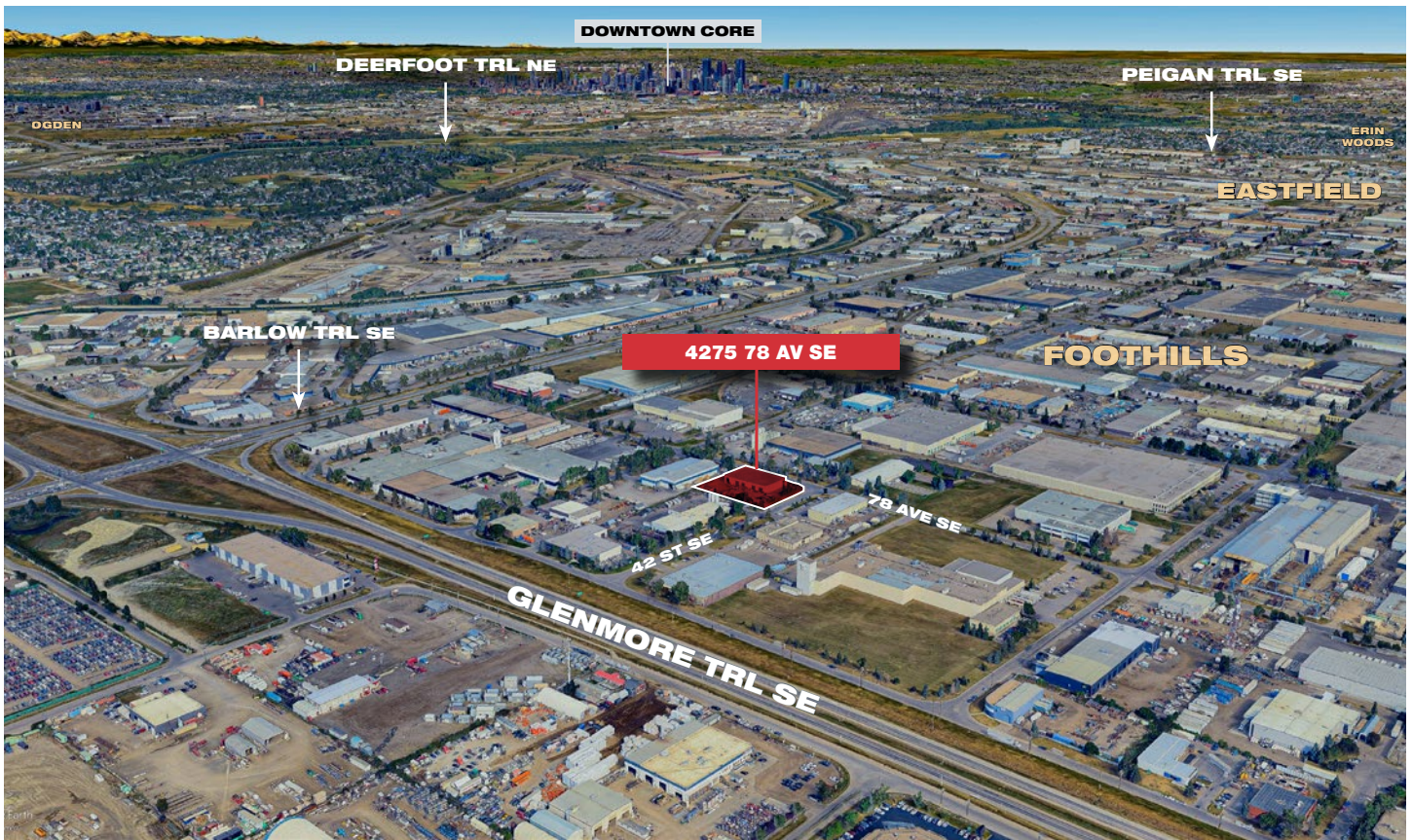


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PROPERTY LOCATION

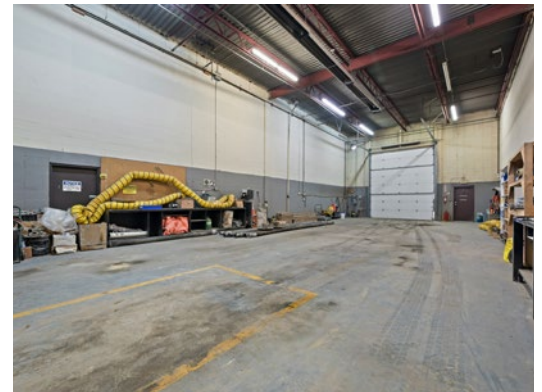
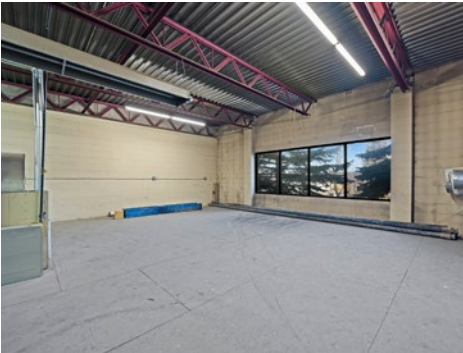
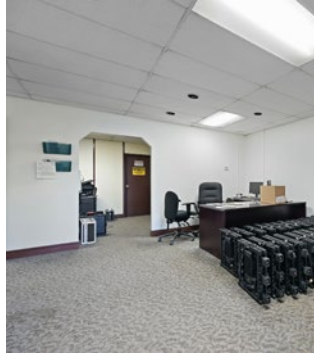


PROPERTY FLOOR PLAN



TENANT DETAILS

BAY 1	Hunor Oil Tools — 3,000 SF
BAY 3	Hunor Oil Tools — 3,000 SF
BAY 5	Classic Project — 2,840 SF
BAY 7	Gray Frame — 3,000 SF
BAY 9	Collovisson Canada — 3,000 SF





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