



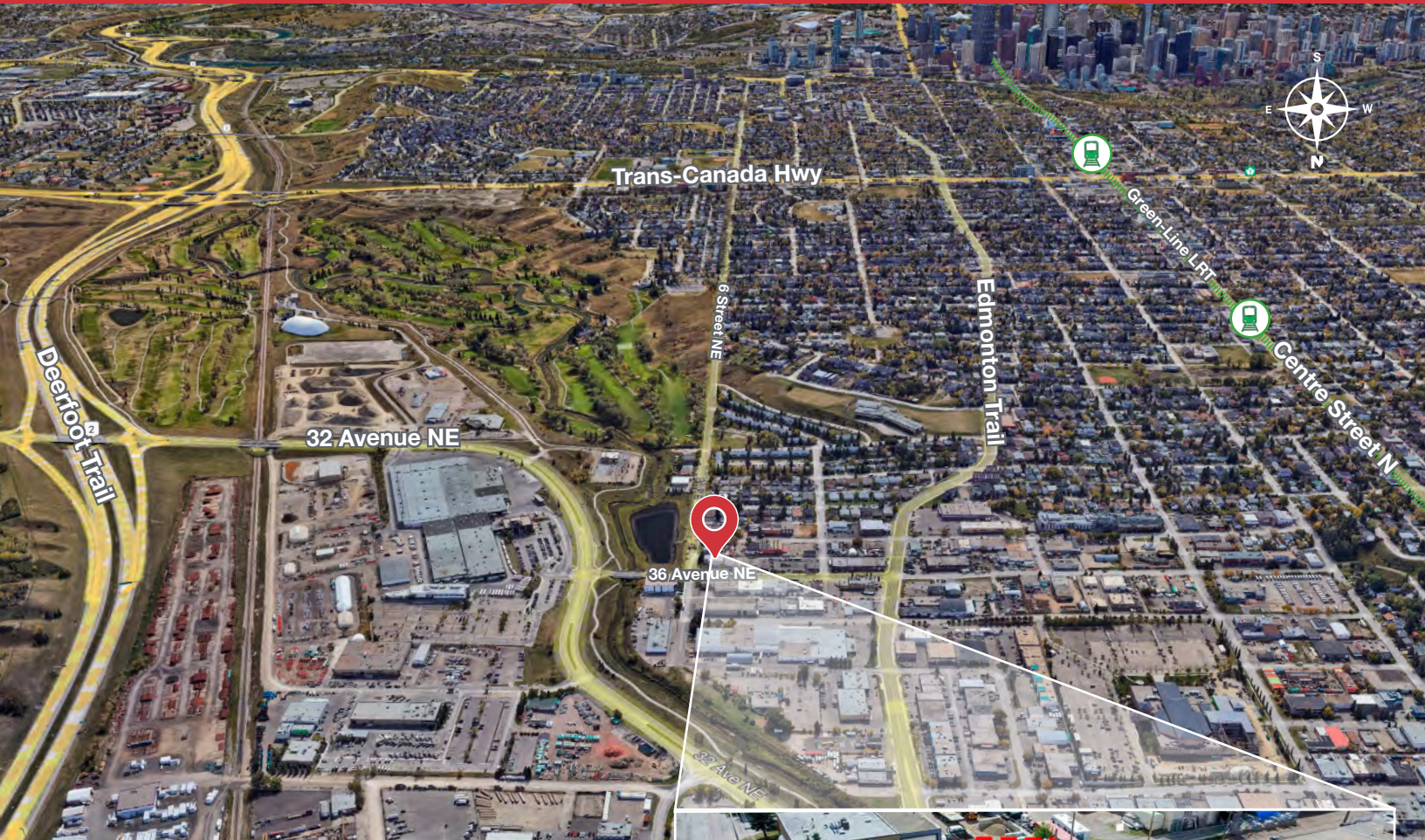
**MASSIVE PRICE REDUCTION**

**5,735 SF Corner Site**  
 635 36 Avenue NE | Calgary, AB

**PROPERTY HIGHLIGHTS**

- Rare opportunity to lease or purchase a corner site standalone building in Greenview.
- 5,735 Sf building on 0.31 Acre.
- The property features multiple access points, all with direct exposure.
- Efficiently equipped with Dock & Drive-In Loading.
- Office space has optimal layout.
- Security is heightened by HD Video Camera Surveillance.
- Warehouse includes a dual compartment sump.
- Easy accessible to 32nd Avenue NE, McKnight Boulevard, and Deerfoot Trail, and Trans-Canada HWY.
- 10 minute drive to YYC International Airport and 10 minute drive to Downtown Calgary.

Submarket	Greenview Industrial Park
Zoning	I-R Industrial Redevelopment
Legal Address	5942AD,18,37-40
Year Built	1998
Site Size	0.3 Acre
Building Size	5,735 SF
Warehouse	2,343 SF
Main Floor Office	1,728 SF
2nd Floor Office	1,664 SF
Net Lease Rate	\$16.00 PSF
Lease Term	5+ Years
Sale Price	\$2,200,000 \$1,995,000.00
Property Taxes	\$31,787.72 (2023)
Ceiling Height	20'7" clear
Power	200 amps
Heating	Forced Air
Parking	6 Stalls
Loading	1 - 12' x 14' drive-in door 1 - 8'5" x 10' dock door



**Area Description**

Greenview Industrial Park serves as a pivotal hub for businesses in search of a strategic location that seamlessly combines accessibility, growth potential, and urban convenience. With the arrival of the Green Line LRT expansion, this area is poised to offer effortless connectivity and efficient transportation options. Moreover, the district's close proximity to neighboring residential areas nurtures a strong sense of community and convenience.



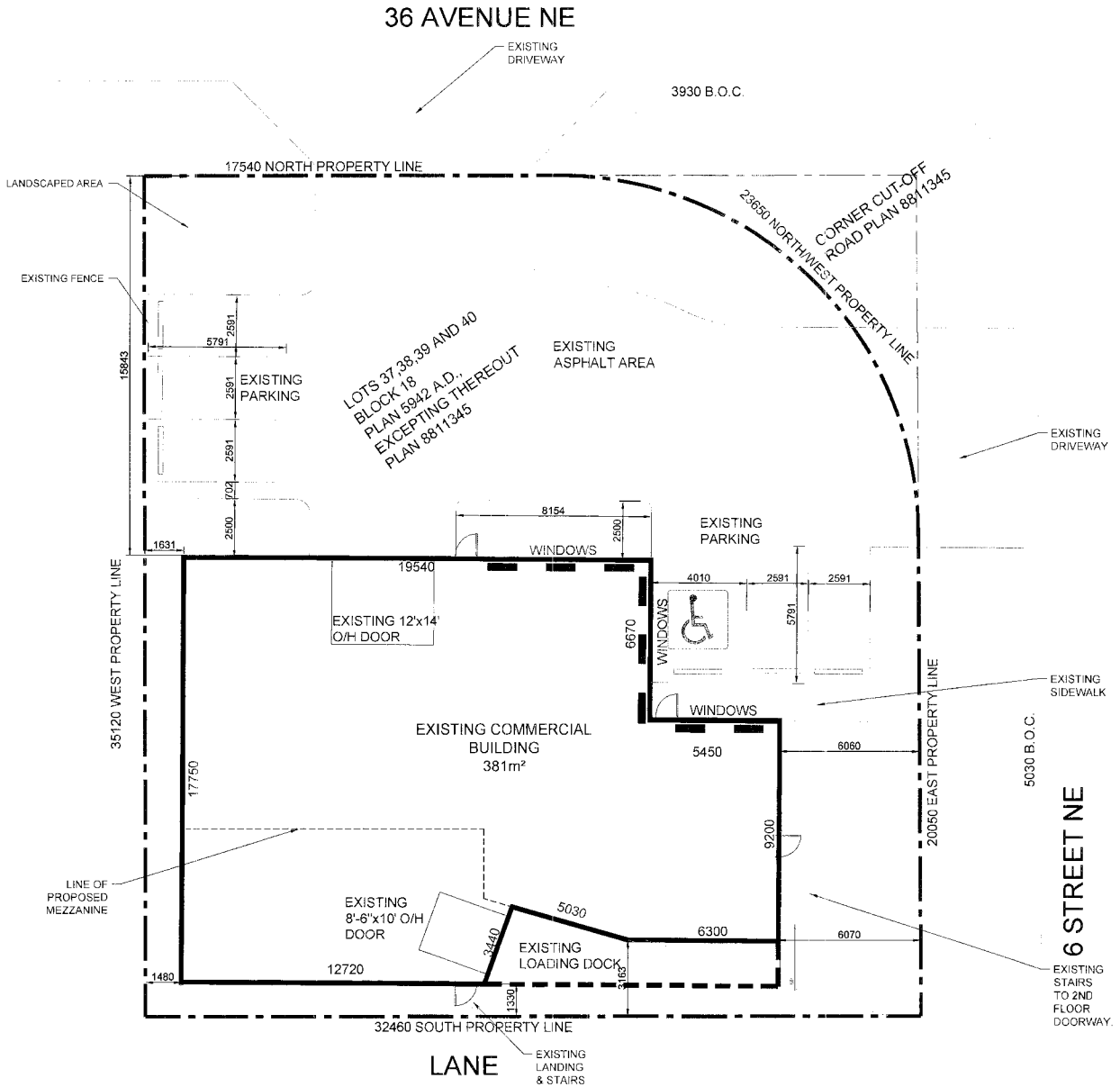
POPULATION	2 KM	5 KM	10 KM
2023	23,532	150,457	725,069
2028	27,225	170,547	821,801
2033	30,795	189,074	915,595
Growth 2023-2028	3.1%	2.7%	2.7%
Growth 2023 - 2033	3.1%	2.6%	2.6%

**The Location & Accessibility**

<b>10 MIN DRIVE DOWNTOWN</b>	<b>10 MIN DRIVE CALGARY AIRPORT</b>	<b>7 MIN DRIVE DEERFOOT CITY</b>	<b>3 MIN DRIVE DEERFOOT TRAIL</b>
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# Site Plan

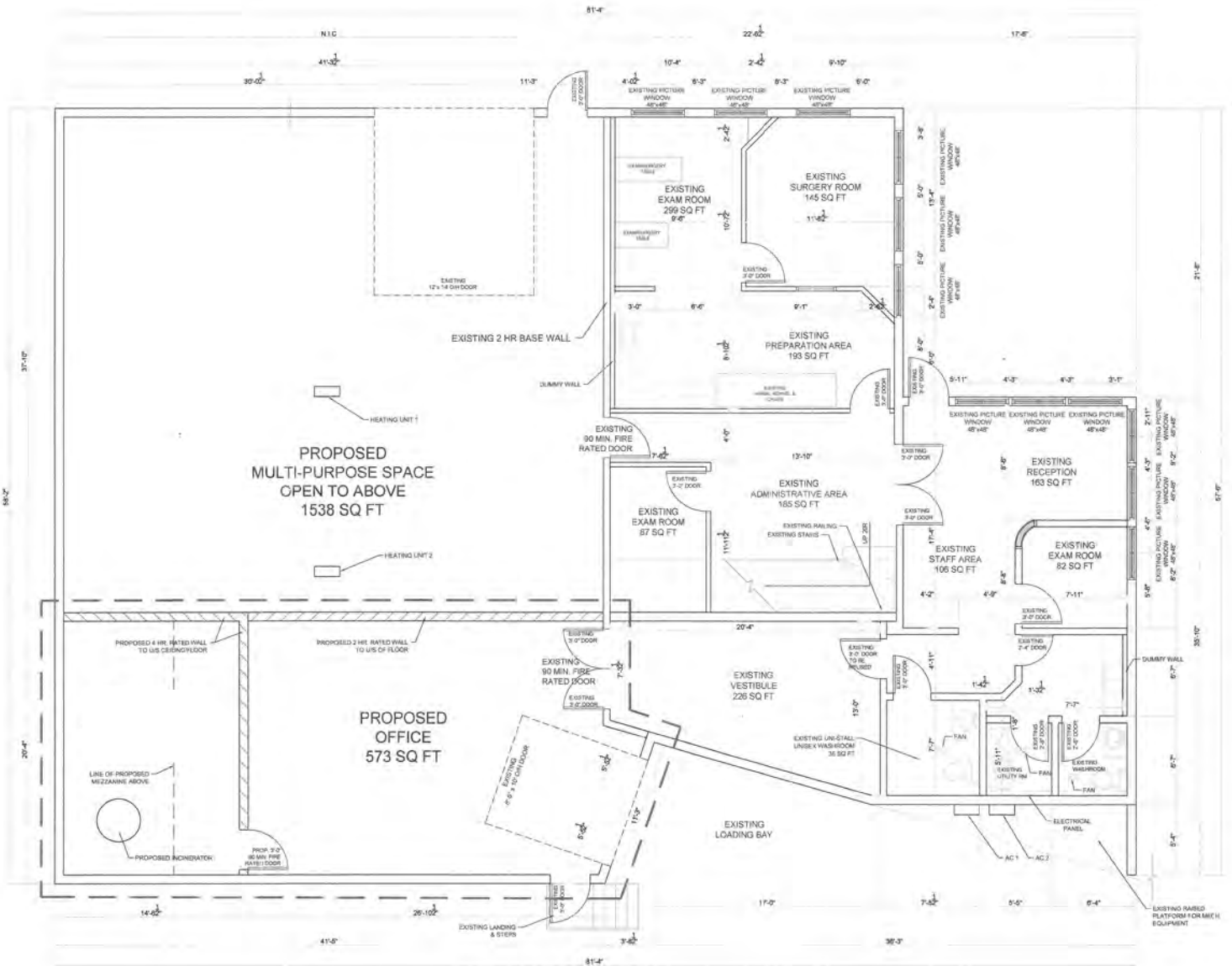
5,735 SF ON 0.31 ACRE



**1**  
**40** SITE PLAN  
1:100

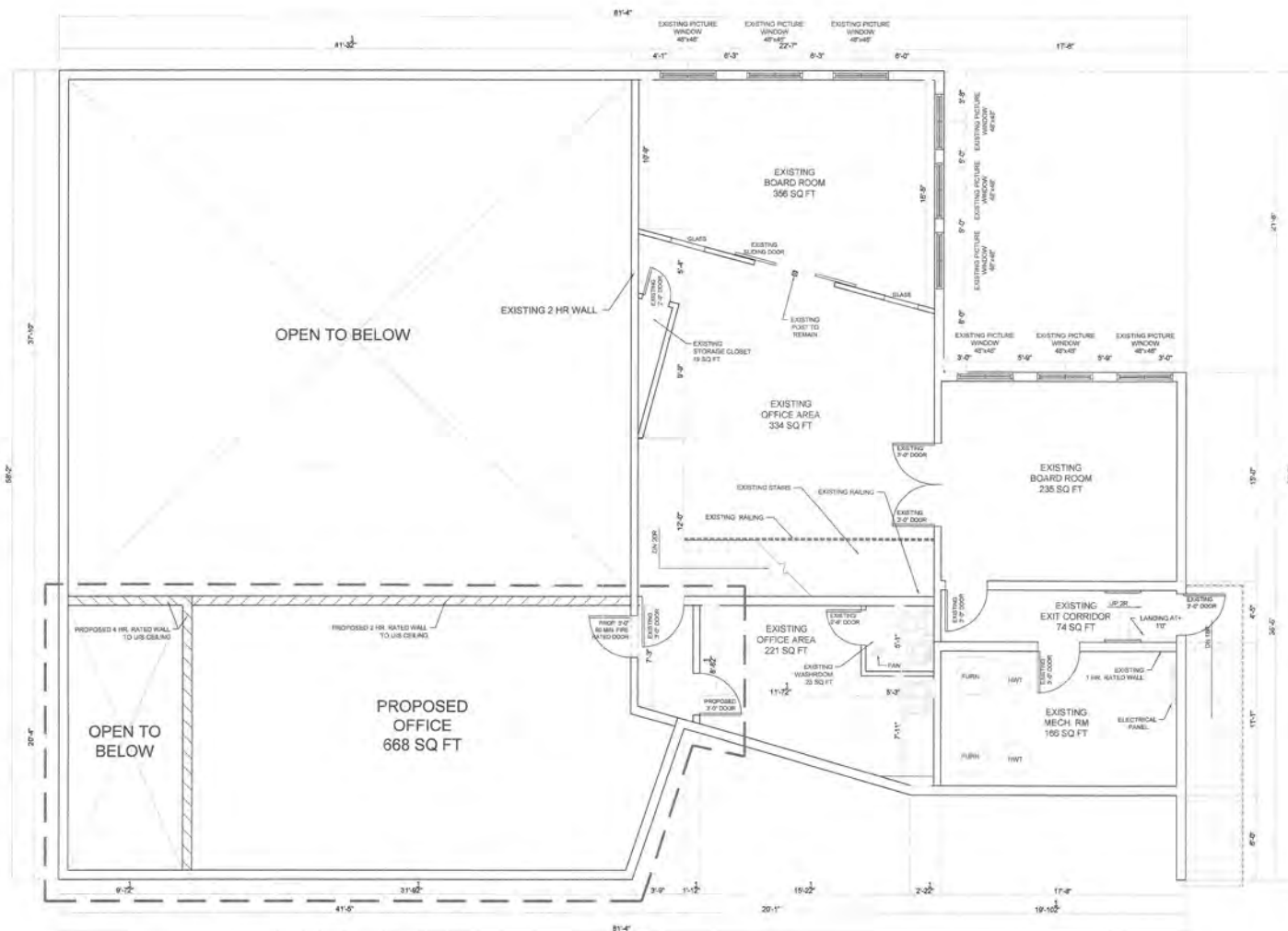
# Main Floor Plan

5,735 SF ON 0.31 ACRE



# 2nd Floor Plan

5,735 SF ON 0.31 ACRE





**CONTACT US**

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