

# 4625, 4725 & 4839 90 Avenue SE

Calgary, Alberta

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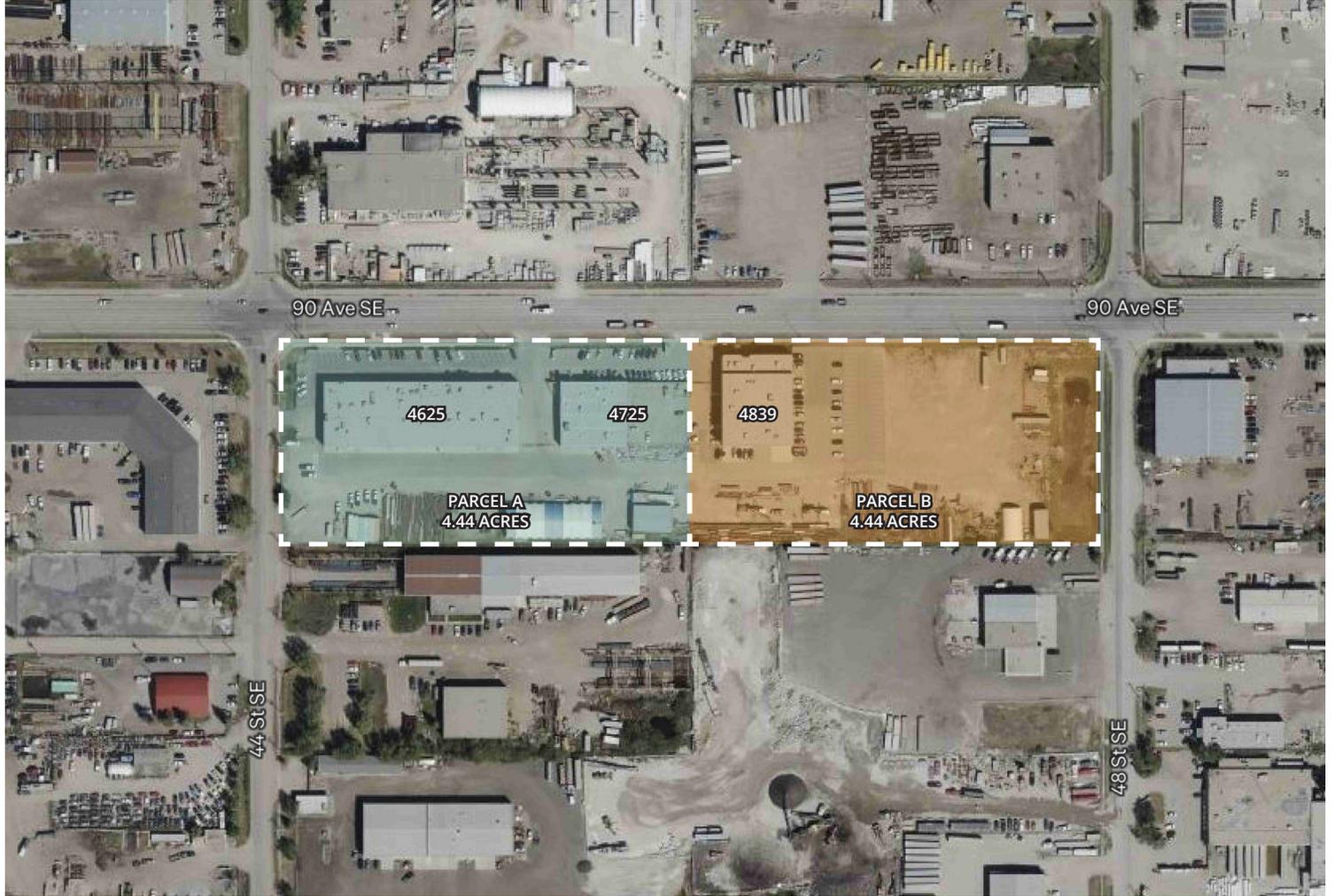
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3 Standalone Buildings for Sale in South Foothills



# 4625, 4725 & 4839 90 Avenue SE

Calgary, Alberta | T2C 2S8



Building Areas	<a href="#">4625 90 Avenue SE</a>	<a href="#">4725 90 Avenue SE</a>	<a href="#">4839 90 Avenue SE</a>
	Total Area: ±37,955 SF	Total Area: ±10,000 SF	Total Area: ±18,584 SF
Site Size	<a href="#">Parcel A: 4.44 Acres</a>   <a href="#">Parcel B: 4.44 Acres</a>		
Zoning	I-G (Industrial-General)		
Year Built	<a href="#">Parcel A: 1980/1981</a>   <a href="#">Parcel B: 1987</a>		
Loading	<a href="#">4625: 14 x Drive-in</a>   <a href="#">4725: 3 x Drive-in</a>   <a href="#">4839: To be installed</a>		
Ceiling Height	<a href="#">4625 &amp; 4725: 18'-19' (TBV)</a>   <a href="#">4839: Up to 24' (TBV)</a>		
Power	<a href="#">4625: 600 Amp, 277/480 Volt, 3 Phase</a>   <a href="#">4725: (TBV)</a>   <a href="#">4839: 1,200 Amp, 347/600 Volt, 3 Phase</a>		
Crane	<a href="#">4625: 1 x 3-ton, 2 x 1/2-ton jib, 1 x 5-ton, 1 x 10-ton</a>   <a href="#">4725: 2 x 1/2-ton jib, 1 x 3-ton</a>		
Property Taxes	<a href="#">Parcel A: \$165,460.79 (2025)</a>   <a href="#">Parcel B: \$111,762.43 (2025)</a>		
Asking Price	Market		
Availability	December 2025		

## Property Highlights

- + Three standalone buildings available for purchase in South Foothills
- + Easy access to Glenmore Trail via Barlow Trail and 52 Street SE
- + Buildings can be purchased together or separately
- + Gated, fenced and secure property
- + Full municipal services excepting 4625 which operates off septic for sewer

## 4625 & 4725 Property Highlights

- + Functional service-style buildings on 4.44 acres with office space over two levels and various drive-in bays
- + Overhead cranes throughout
- + Multiple points of site access

## 4839 Property Highlights

- + Quality standalone building on 4.44 acres
- + Currently 100% office area which can largely be converted back to a traditional office and warehouse building
- + 2 overhead door punch-outs with ability to add additional
- + Second level office area wraps around North and West ends of building
- + Ample on-site parking and yard area

For Sale

# I-G

Zoning

# 8.88

Combined Site Area (Acres)

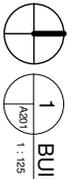
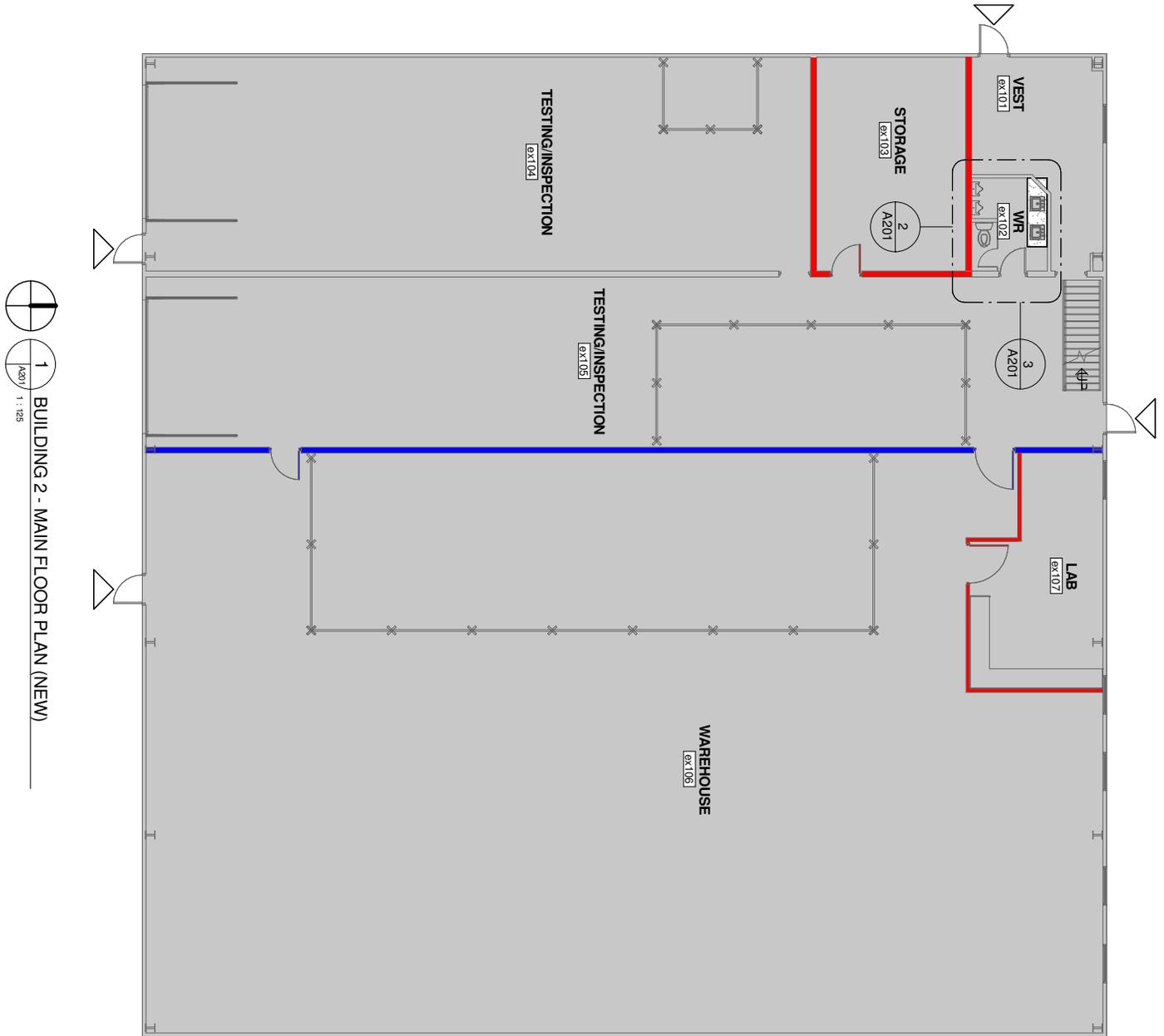
# Market

Asking Price





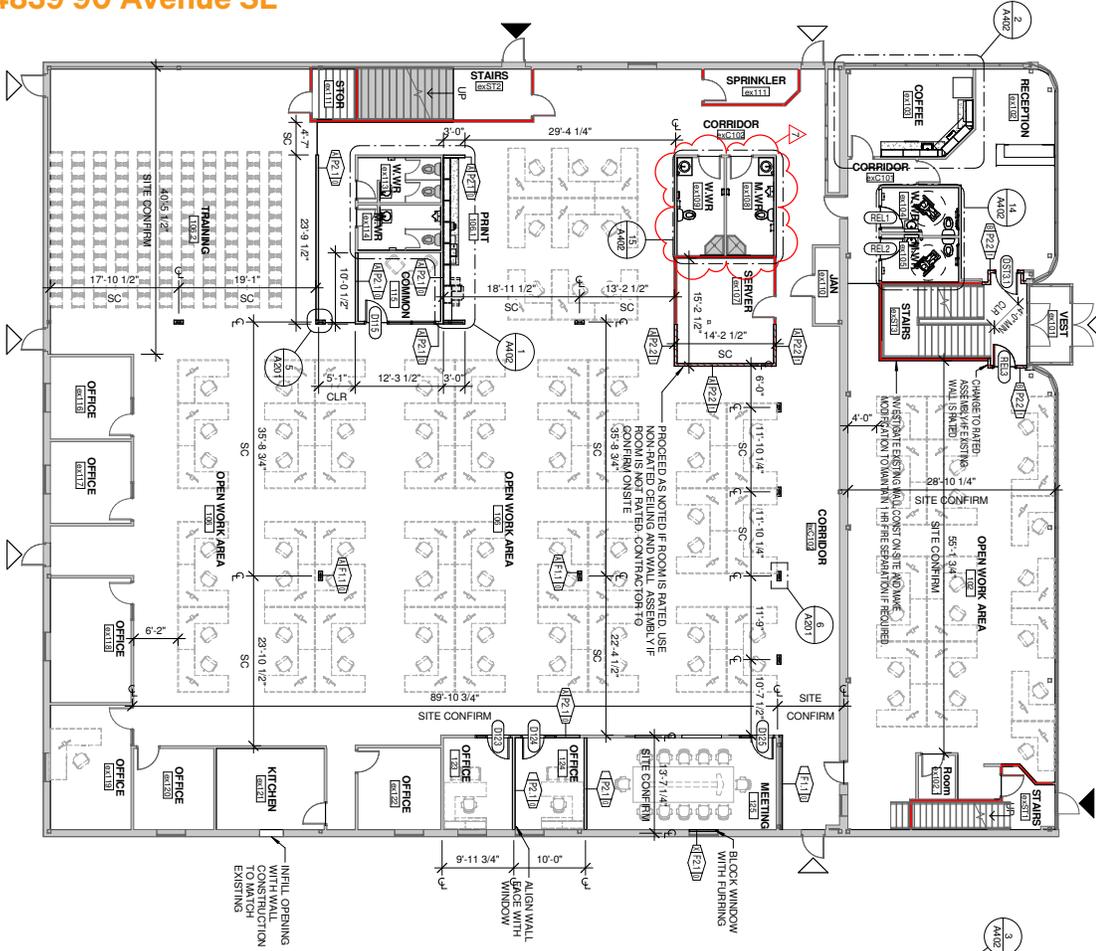
Building Plan - 4725 90 Avenue SE



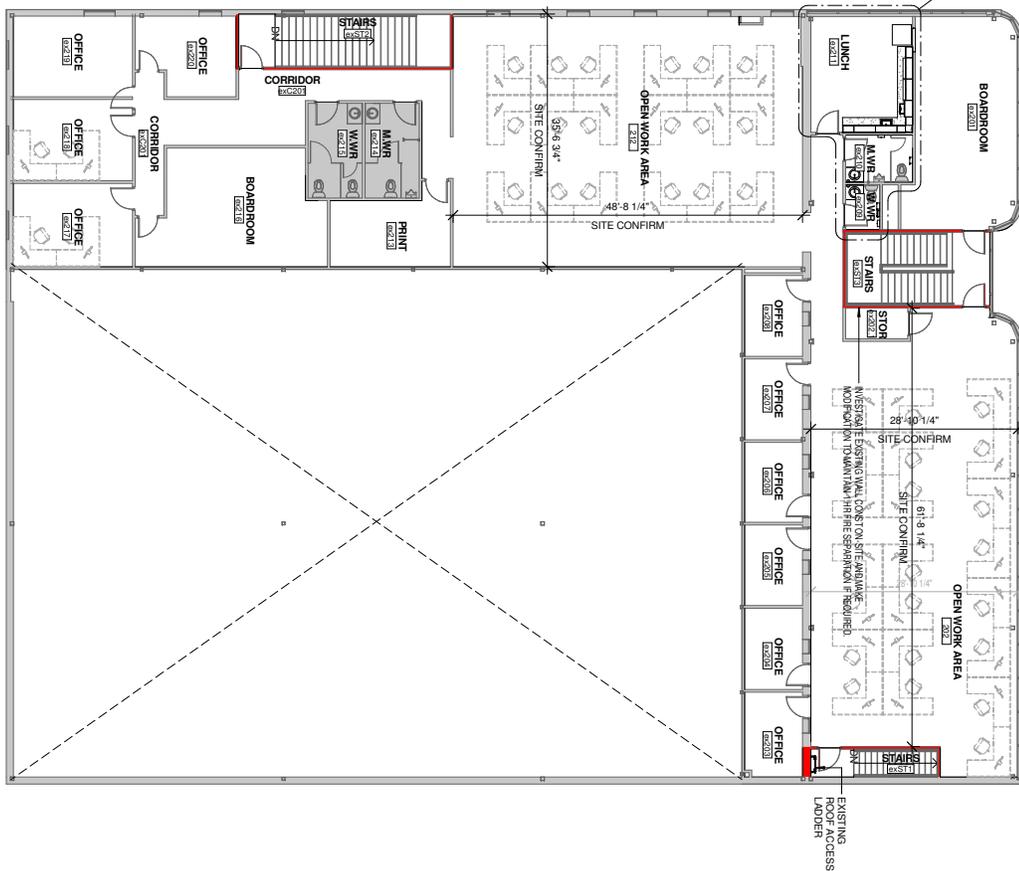
BUILDING 2 - MAIN FLOOR PLAN (NEW)

Building Plan - 4839 90 Avenue SE

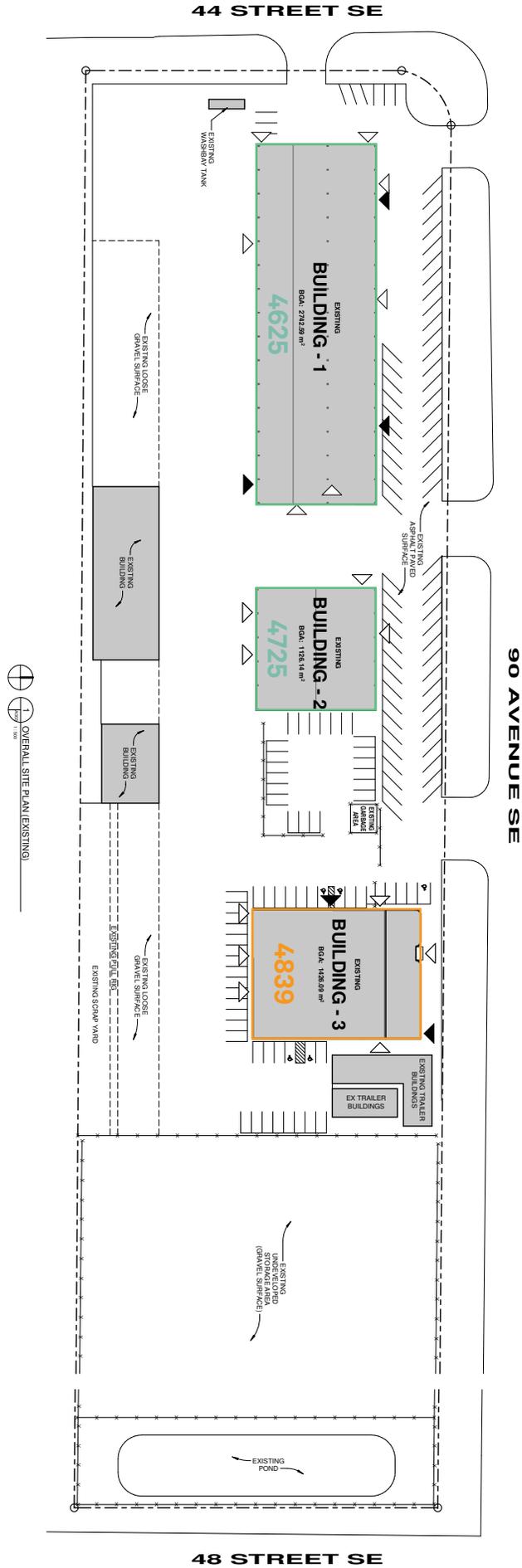
1 BUILDING 3 - MAIN FLOOR PLAN (NEW)

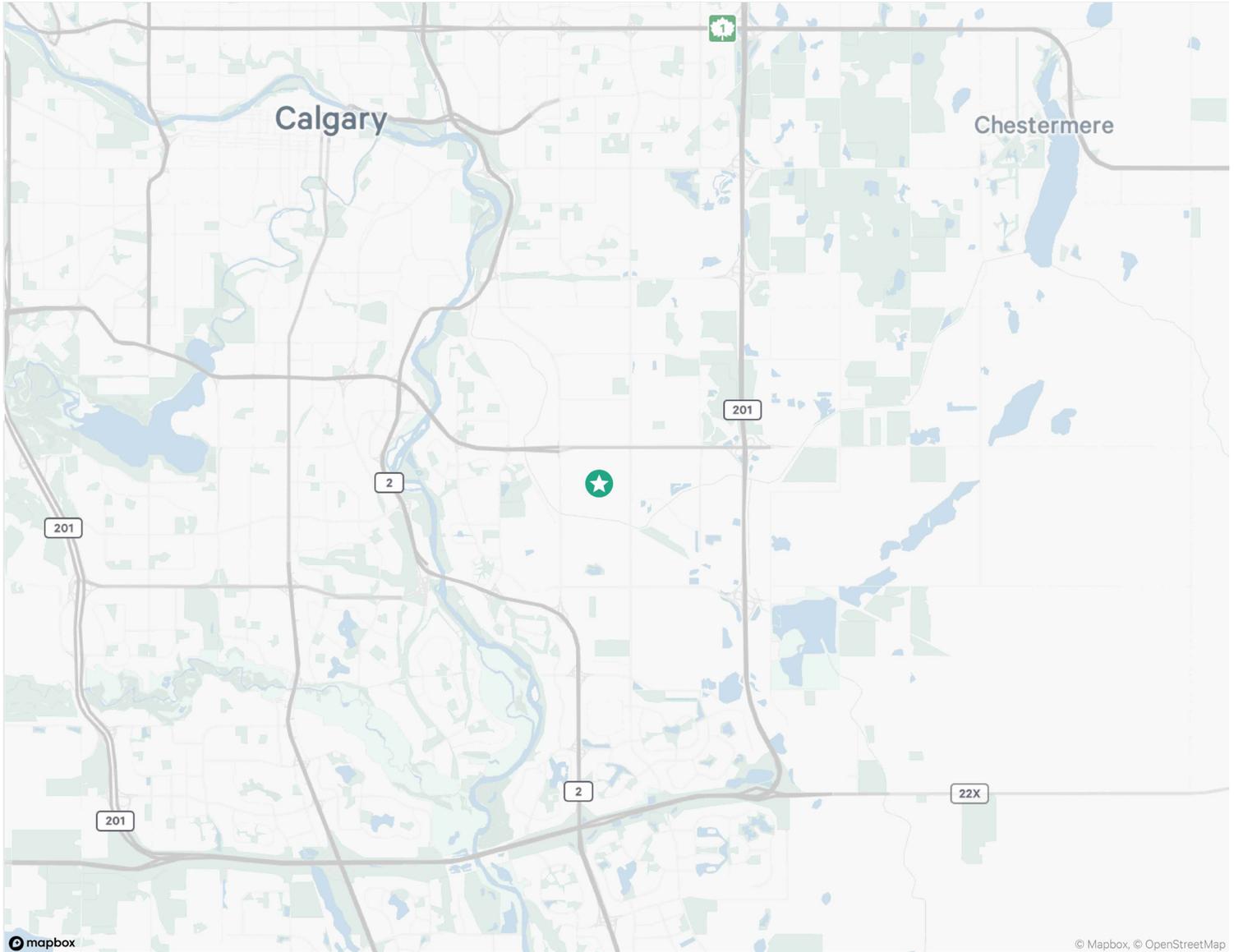


2 BUILDING 3 - SECOND FLOOR PLAN (NEW)



Property Site Plan





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