



For Sale or Lease

936 - 42 Avenue SE

Rare opportunity!

- Freestanding 25,426 sf building on 1.24 acres in the central market
- High quality showroom area which can be converted to office
- Dock and drive-in loading
- Immediate access to major roadways (Blackfoot Trail and Macleod Trail)
- Ample paved parking and fully fenced yard
- Immediate proximity to three City of Calgary transit stops

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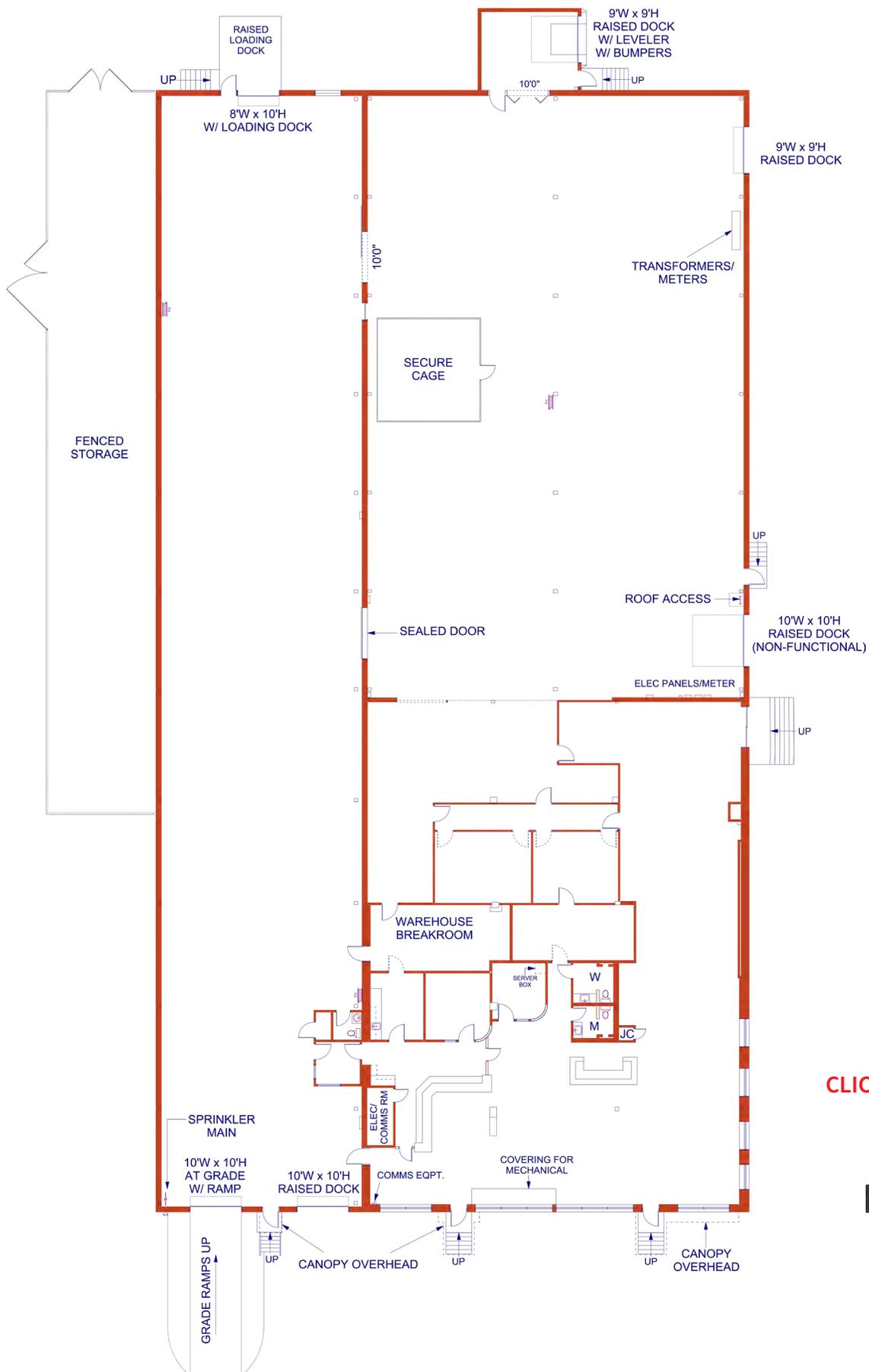
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Property Details

District	Highfield	Sprinklers	Yes
Zoning	I-G (Industrial General)	Ceiling Height	± 18' clear
Building Size	Showroom / Office 6,326 s.f. Warehouse 19,100 s.f. Total: 25,426 s.f.	Loading	5 Dock doors, 1 Drive-in door (ramped)
Site Size	1.24 acres with secured yard measuring ± 20' x 150'	Power	400 Amp @ 347/600 Volt (TBV)
Available	February 2025 (Negotiable)	Parking	± 42 stalls
Lease Rate	Market	Features	<ul style="list-style-type: none">• Excellent central location with direct exposure to 42 Avenue SE• Access for 53' trailers• Natural light in warehouse• Loading doors on three sides of building• Five access points into site• Roof replaced in 2023
Sale Price	Market		
Property Taxes	\$73,673.88 (2024)		



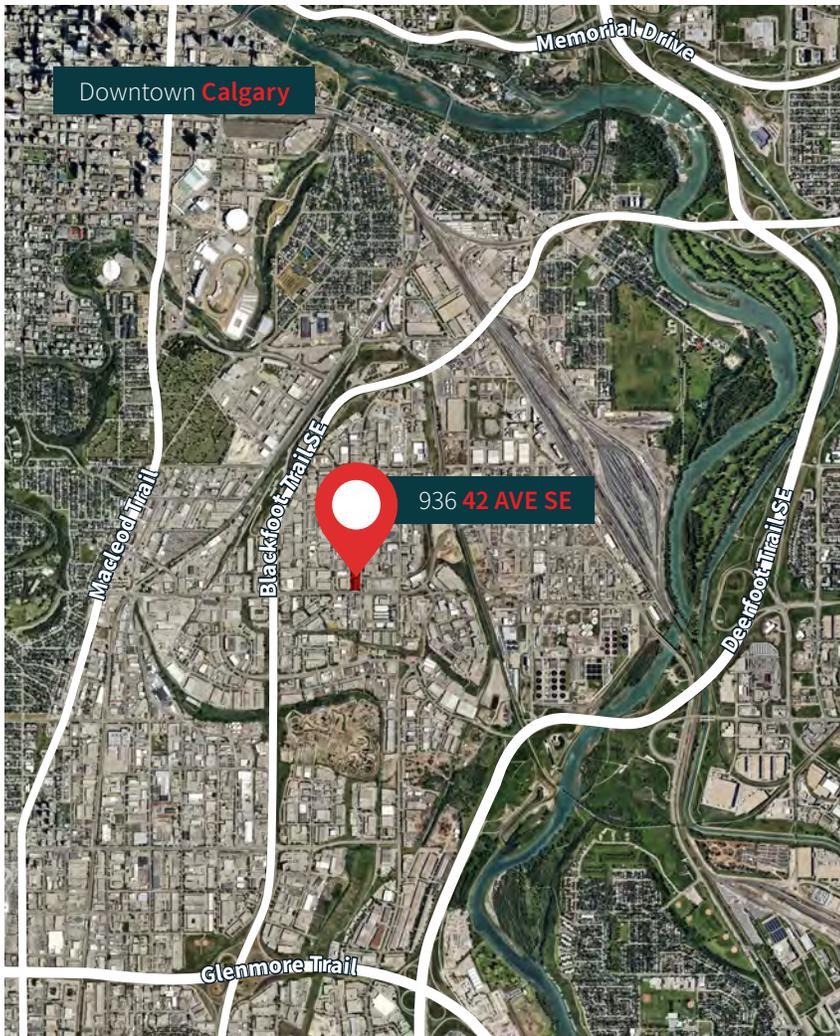
Building Floor Plan



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Property Location



Major Roads and Destinations

Deerfoot Trail → **4 min.**

Stoney Trail East → **15 min.**

Blackfoot Trail → **1 min.**

Downtown Calgary → **10 min.**

Glenmore Trail → **5 min.**

Calgary Int. Airport → **20 min.**

Stoney Trail East → **15 min.**

Contact us for more information

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