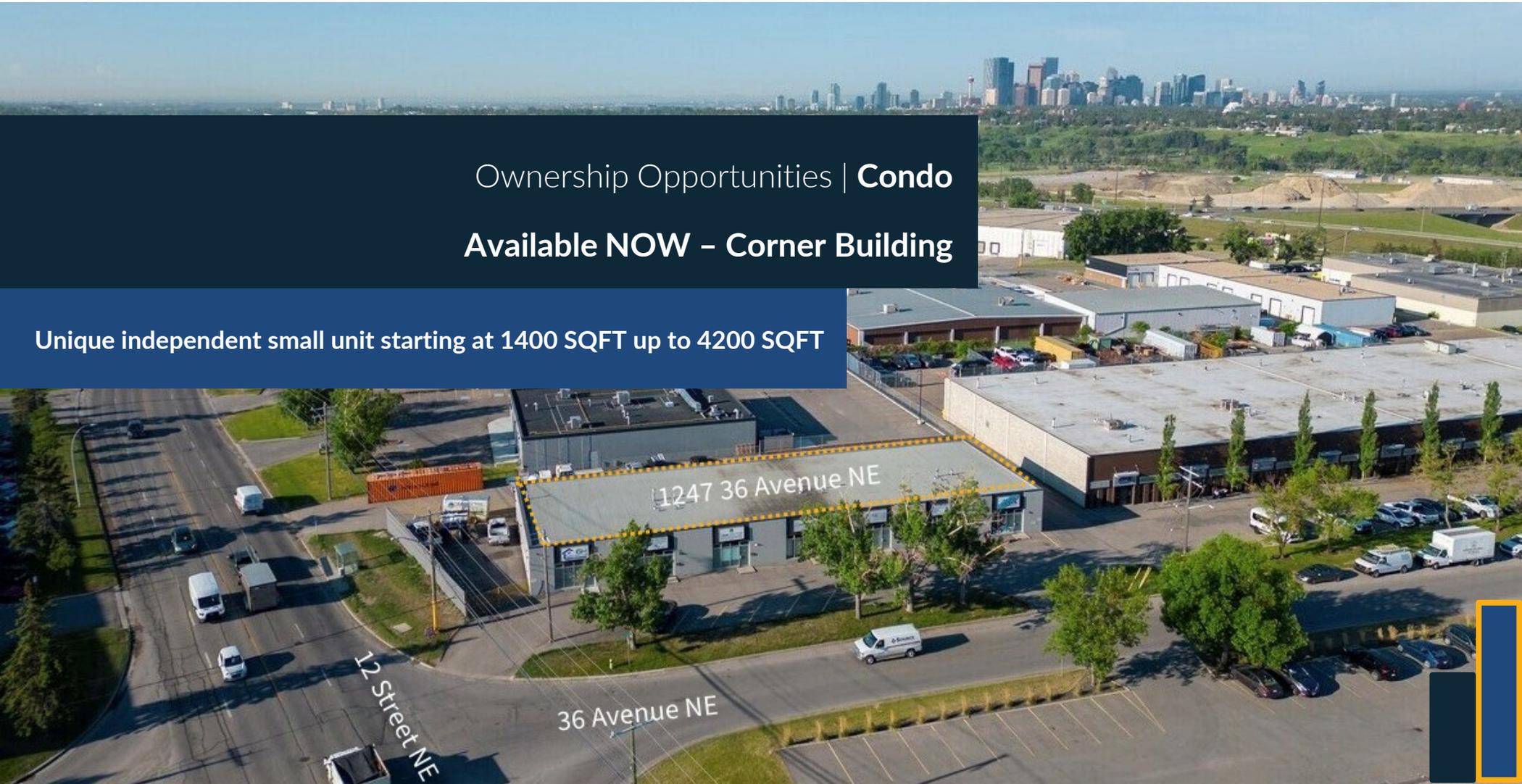


**SALE BY OWNER**

Industrial Condo – Small Unit 1,404 SQFT | **For Sale**

Ownership Opportunities | **Condo**  
**Available NOW – Corner Building**

Unique independent small unit starting at 1400 SQFT up to 4200 SQFT



Mike Rossi, (587) 997-2229  
mike@vgmanagement.ca

You can view the full Matterport 3D tour: <https://www.loopnet.ca/Listing/1247-36th-Ave-NE-Calgary-AB/37980539/>

**SALE BY OWNER**

1247 36 Avenue NE | **Summary**

## Project Overview

Location:	McCall Industrial District
Total SF:	10,135 SF
Property Type:	Industrial - Retail condo, multi-bay building
Total Units:	3 bays
Available Options:	Individual unit sales, Multiple units available
Unit Sizes:	1,404 to 4,200 SF

## Property Highlights

- Central northeast location in established McCall Industrial District
- Prime location with excellent access and great exposure along 12th Street NE, and proximity to 32nd Avenue retail corridor
- Easy access to McKnight Blvd, Deerfoot Trail & Barlow Trail
- **Rare small bay ownership opportunity**
- Ready to Move-in
- Ample parking
- Low cost maintenance and condo fees
- Concrete block building with steel framing roof
- Concrete block separation between units



**SALE BY OWNER**

1247 36 Avenue NE | **Building Specifications**

## Property Details

**Total SF:** 10,135

**Construction Year:** 1975

**Zoning:** I-G Industrial General

**Loading:** 6 Drive-in doors

**Ceiling Height:** 12'

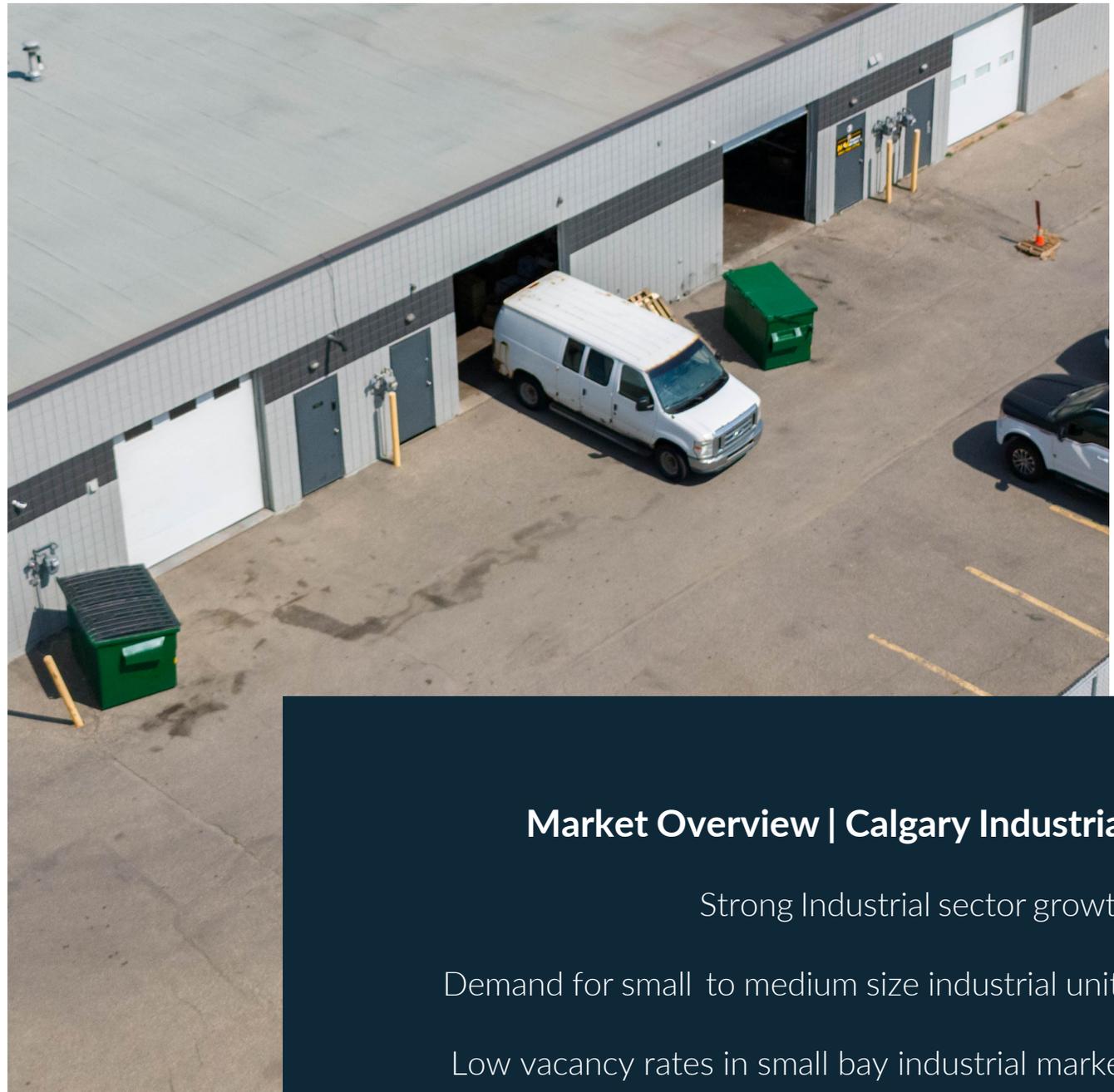
**Lot Size:** 0.74 AC

**Condo Fee:** \$4.45/SF Annually  
(estimated)

**Building:** Concrete Block  
Walls, steel framing roof.

## Unit Features

- Ample parking
- 12' ceilings
- power (tbc)
- furnace
- office buildout in select units
- secure 24/7 access
- open floor plans
- Drive-in door



## Market Overview | Calgary Industrial

Strong Industrial sector growth

Demand for small to medium size industrial units

Low vacancy rates in small bay industrial market

**SALE BY OWNER**

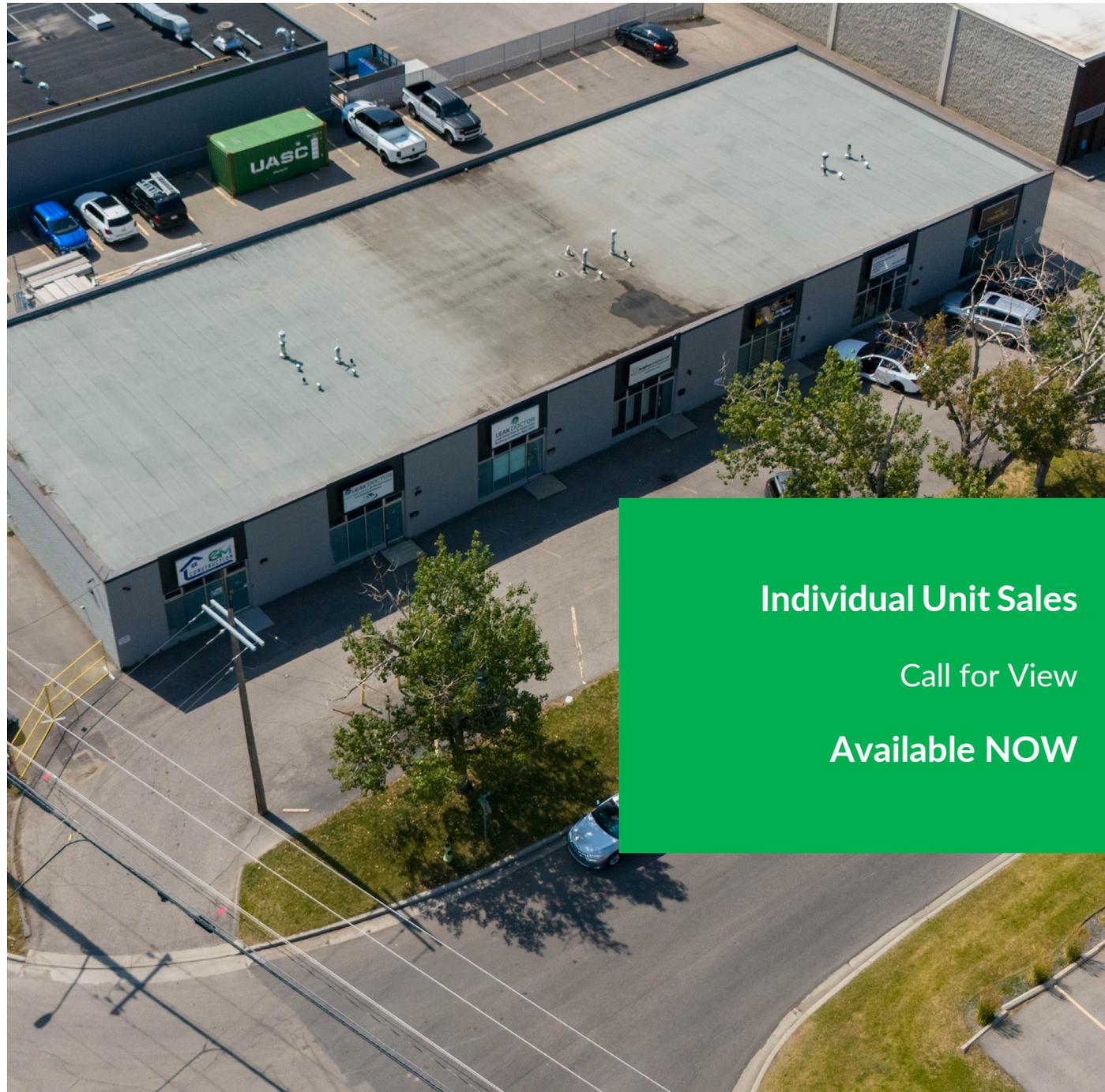
1247 36 Avenue NE | **Units**

## Units

Unit	Size	Available
1	1,404 SF	Q2 2026
2	1,458 SF	March 2025
3	1,460 SF	Q4 2025
4	1,461 SF	Q1 2026

## Current Property

Current Status: 100% leased



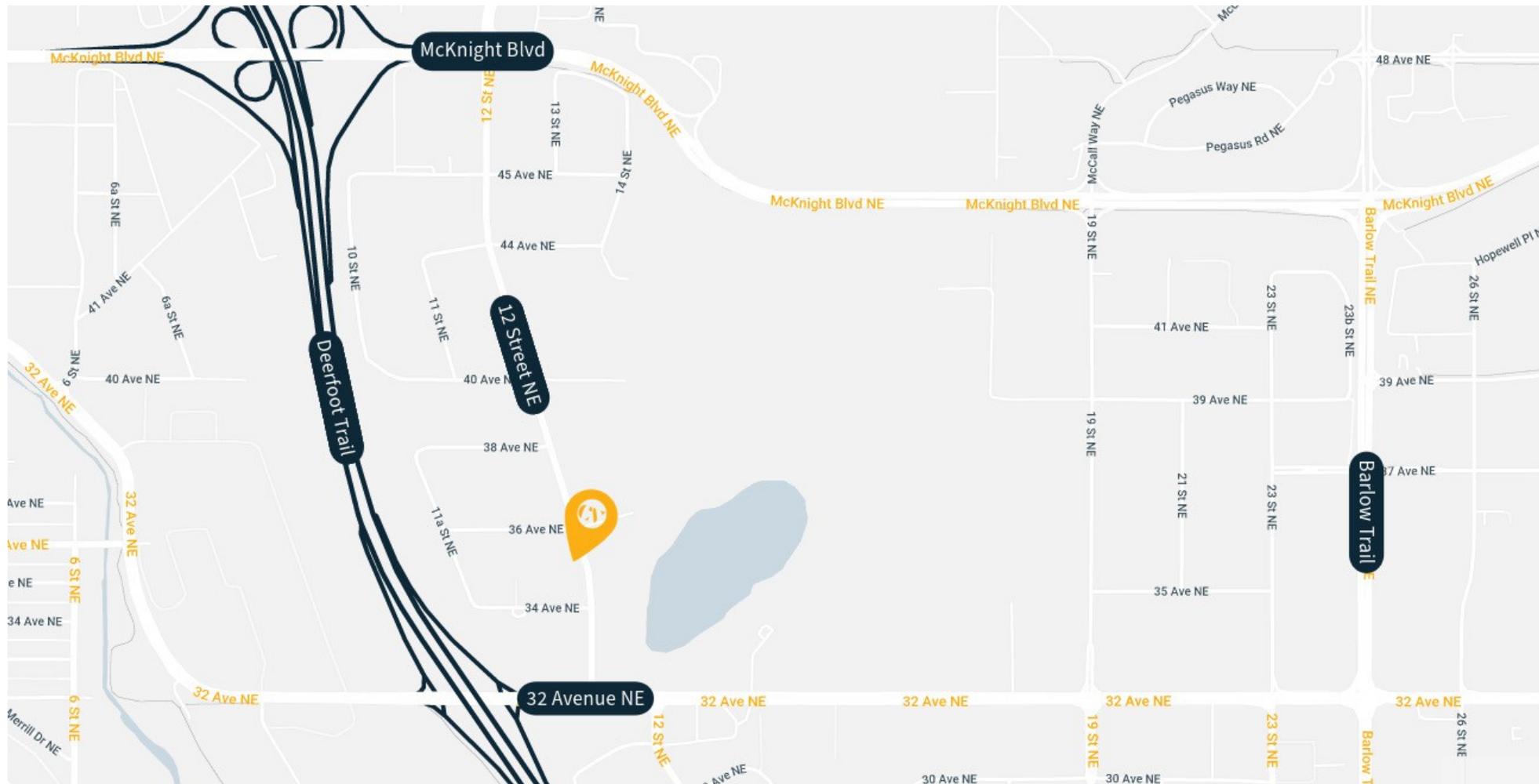
**Individual Unit Sales**

Call for View

**Available NOW**

**SALE BY OWNER**

## McCall Industrial District | Location

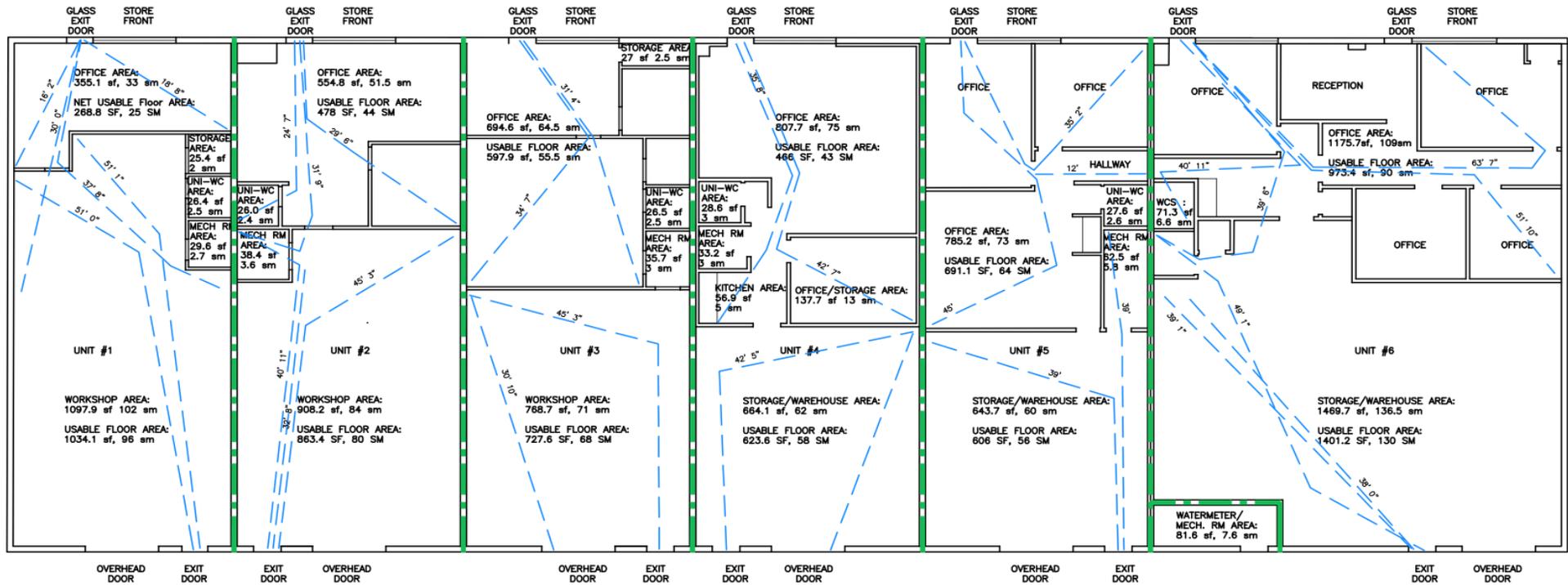


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**SALE BY OWNER**

1247 36 Avenue NE | Pricing Guide

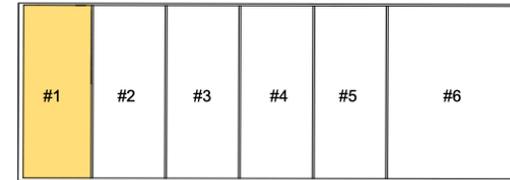
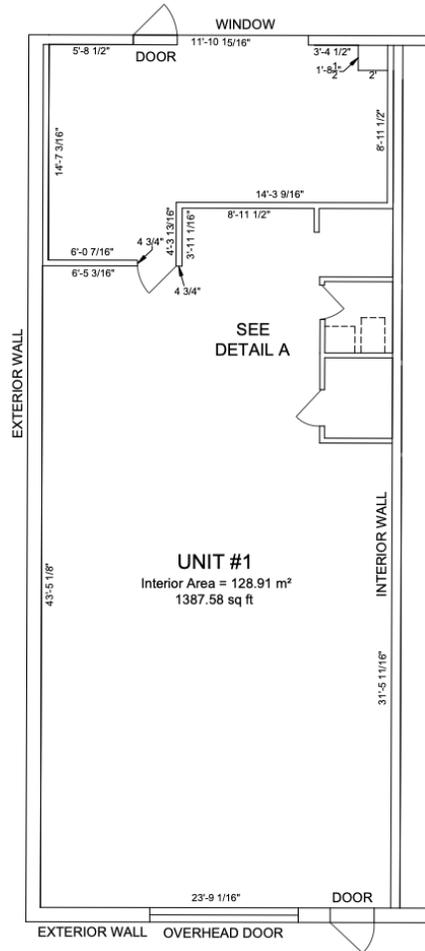
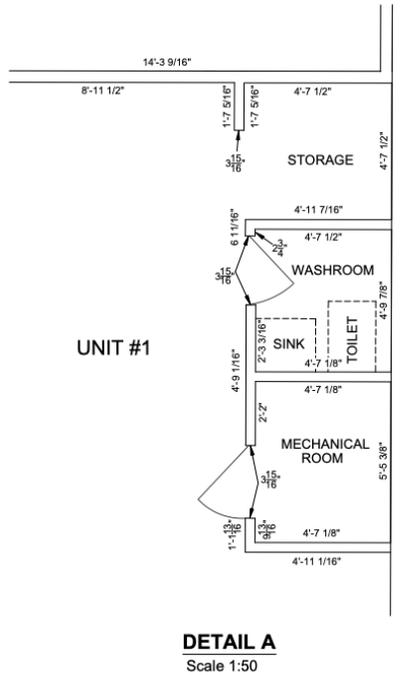


Building Unit Floor Plan

Unit	Size	Price	Available	Details
Unit 1	1,404 SF	\$519,900	Q2 2026	
Unit 2	1,458SF	\$499,900	March 2025	
Unit 3	1,460 SF	\$499,900	Q4 2025	
Unit 4	1,461 SF	\$499,900	Q1 2026	

**SALE BY OWNER**

# 1247 36 Avenue NE | Unit 1 Floor Plan



**Key Plan**  
Scale 1:500

## Unit 1 - Floor Plan

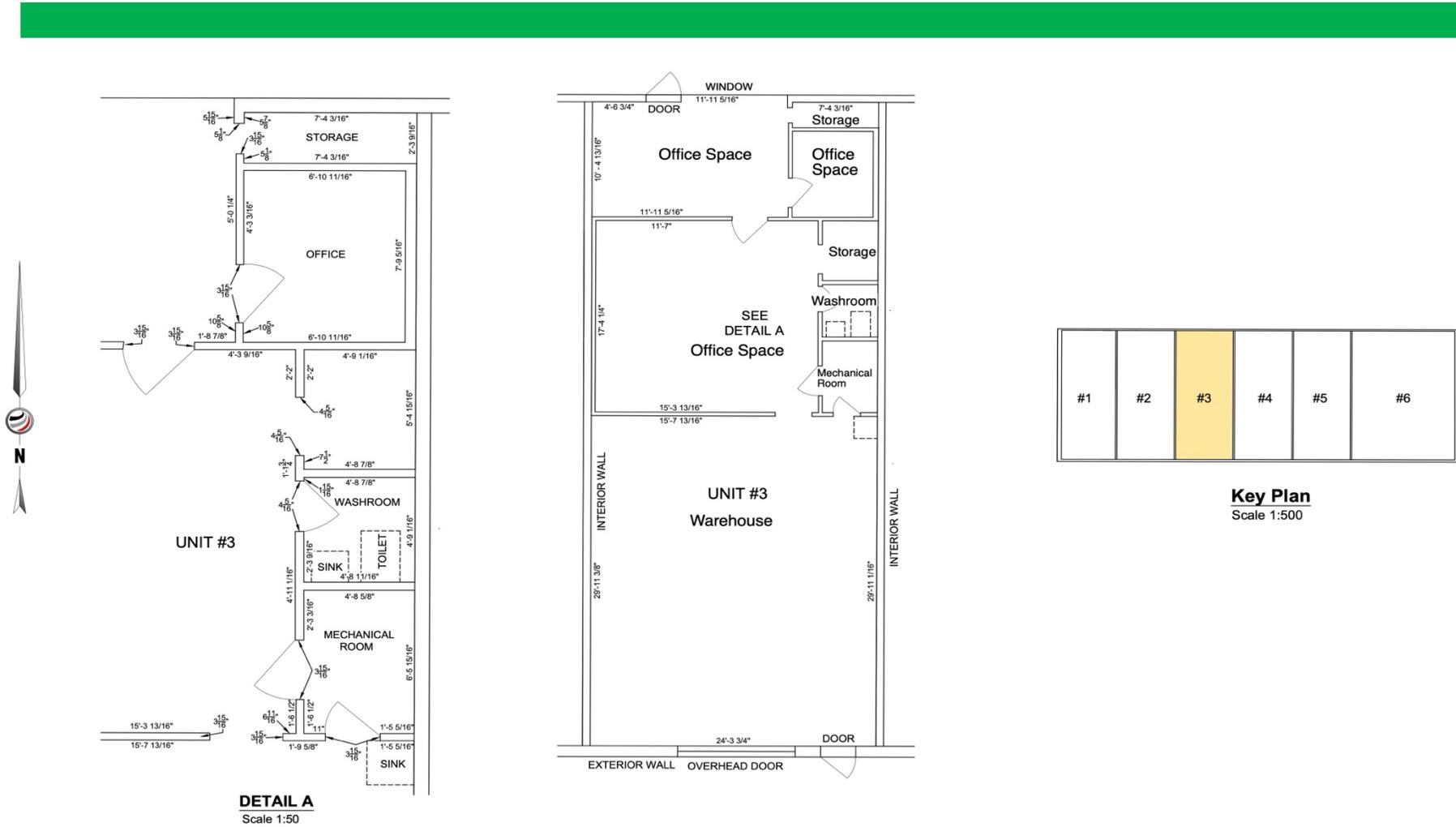


Unit	Size	Price	Available	Details
Unit 1	1,404 SF	<b>\$519,900</b>	Q2 2026	Corner Unit – Currently Leased as Retail Store



**SALE BY OWNER**

# 1247 36 Avenue NE | Unit 3 Floor Plan

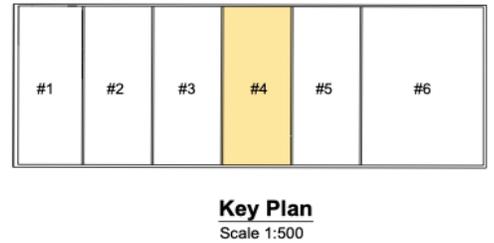
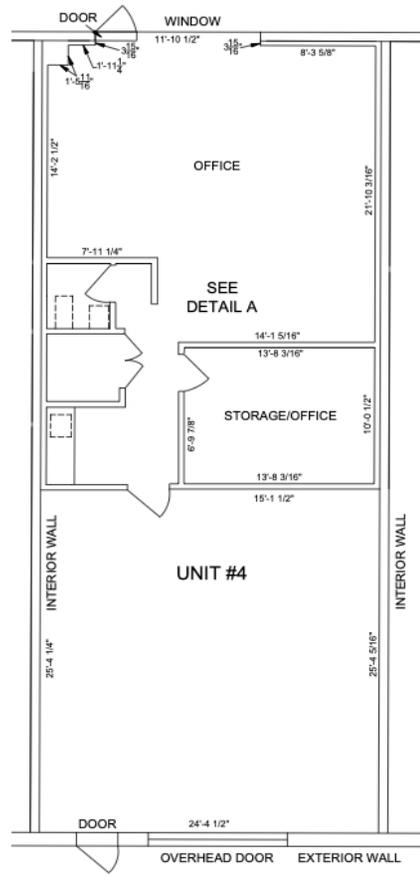
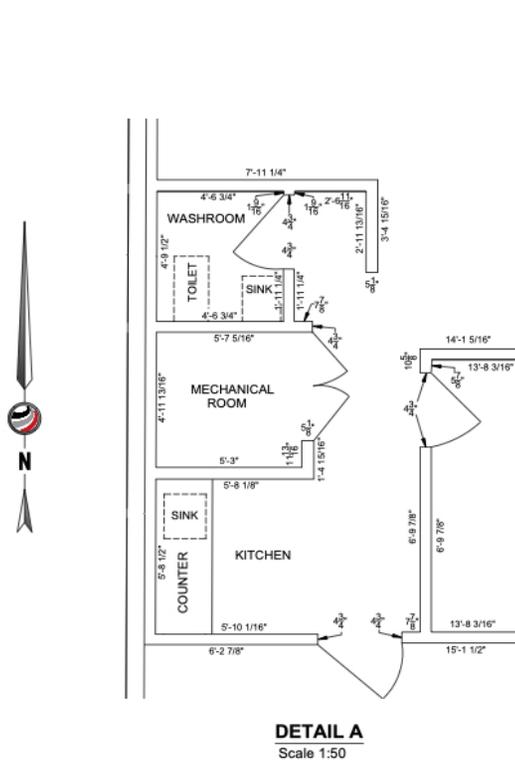


## Unit 3 - Floor Plan

Unit	Size	Price	Available	Details
Unit 3	1,460 SF	\$499,900	Q4 2025	

**SALE BY OWNER**

# 1247 36 Avenue NE | Unit 4 Floor Plan



## Unit 4 - Floor Plan



Unit	Size	Price	Available	Details
Unit 4	1,461 SF	\$499,900	Q1 2026	