



Multi-Tenant Investment Property

4412 Manilla Rd SE, Calgary, AB T2G 4B7 | Industrial-Flex/Retail

OPPORTUNITY SUMMARY

An exceptional opportunity to acquire a centrally-located multi-tenant building, in Calgary's established Manchester Industrial area. Just minutes from Macleod Trail and Glenmore Trail, this site offers excellent connectivity to major corridors and citywide traffic flow.

The property features flexible light industrial and showroom-style space with grade-level loading and ample parking, ideal for service retail, trades, or warehousing users. Well-maintained and highly functional, it provides both owner-users and investors with strong usability and future potential. With 11 tenants currently in 13 bays, it is 83.4% leased with the remaining space conditionally leased.

With I-G zoning, the site offers a wide range of permitted uses and strong redevelopment potential. Surrounded by mixed commercial and residential development, the location continues to see steady demand and long-term growth prospects.

Ideal for those seeking strategic positioning, flexibility, and a foothold in one of Calgary's most connected and evolving industrial corridors.

PROPERTY DETAILS

BUILDING SIZE	±16,656 SF
SITE SIZE	±0.82 Acre (TBV)
ZONING	I-G (Industrial General)
YEAR BUILT	1979
POWER	TBV
SALE PRICE	\$3,500,000
CAP RATE	6.1%
NOI	\$214,724 (2025)
WALT	3.5

September 12, 2025



ACCESS & SIGN THE NDA



Blair Best
+1 403 669 3969
bbest@naiadvent.com



Aaron Gunn
+1 403 200 4026
agunn@naiadvent.com



Tyler Guluche
+1 403 404 8735
tguluche@naiadvent.com

Rohit Brar
+1 587 578 7259
Royal LePage Solutions

PROPERTY LOCATION



Blair Best
+1 403 669 3969
bbest@naiadvent.com



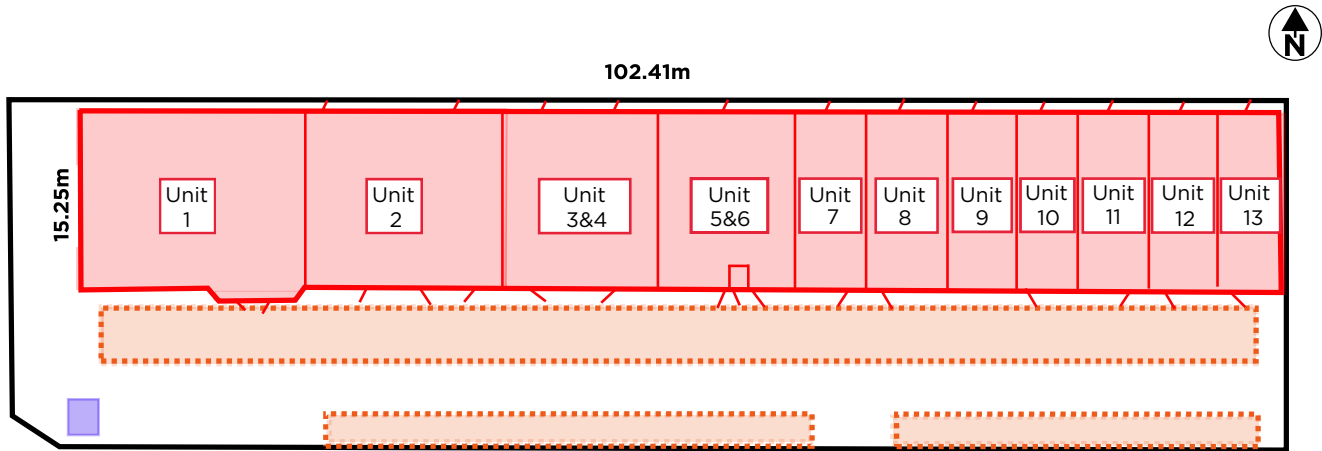
Aaron Gunn
+1 403 200 4026
agunn@naiadvent.com



Tyler Guluche
+1 403 404 8735
tguluche@naiadvent.com

Rohit Brar
+1 587 578 7259
Royal LePage Solutions

PROPERTY FLOOR PLAN



TENANT DETAILS

BAY 1 Exporior Tiles — 3,200 SF

BAY 2 Potential (Judo Gym) — 2,763 SF

BAY 3/4 Empanada Queen — 2,500 SF

BAY 5/6 Primal Screen — 1,425 SF

BAY 7 Caravan Café — 1,000 SF

BAY 8 Simplicity Catering — 1,000 SF

BAY 9 Works of Architecture — 1,004 SF

BAY 10 Mattress by Appointment — 1,004 SF

BAY 11 GCG — 1,000 SF

BAY 12 Delta Tech — 1,000 SF

BAY 13 Cuve Design Inc. — 760 SF

PROPERTY HIGHLIGHTS

- » Functional industrial-commercial property with flexible user potential.
- » Strategically located in Calgary's Manchester Industrial district.
- » Grade-level loading and onsite parking support operational efficiency.
- » Zoned I-G with wide-ranging permitted uses and redevelopment upside.
- » Surrounded by established industrial and commercial nodes.



Blair Best

+1 403 669 3969
bbest@naiadvent.com



Aaron Gunn

+1 403 200 4026
agunn@naiadvent.com



Tyler Guluche

+1 403 404 8735
tguluche@naiadvent.com

Rohit Brar

+1 587 578 7259
Royal LePage Solutions

INTERIOR PROPERTY PHOTOS



Blair Best
+1 403 669 3969
bbest@naiadvent.com



Aaron Gunn
+1 403 200 4026
agunn@naiadvent.com



Tyler Guluche
+1 403 404 8735
tguluche@naiadvent.com

Rohit Brar
+1 587 578 7259
Royal LePage Solutions



THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.



Blair Best
+1 403 669 3969
bbest@naiadvent.com



Aaron Gunn
+1 403 200 4026
agunn@naiadvent.com



Tyler Guluche
+1 403 404 8735
tguluche@naiadvent.com

Rohit Brar
+1 587 578 7259
Royal LePage Solutions