

AVISON
YOUNG

FOR SALE

FRANKLIN PARK CENTRE

420 & 440 - 28 Street NE, Calgary, Alberta

Small-Bay Industrial - Central Market - I-C Zoning



PROPERTY SUMMARY

Address	420 & 440 - 28 Street NE, Calgary, AB
Sub-market	Franklin Industrial
Rentable Area	127,626 sf
Site Size	7.34 acres
Zoning	I-C (Industrial Commercial)
Year of Construction	1980
Parking	+/- 265 stalls (2.08 stalls per 1,000 sf)
Clear Height	22 ft
Loading	6 dock; 16 drive-in
Average Bay Size	6,381 sf
Number of Tenants	19
WALT	3.48 years
Occupancy	100%



INVESTMENT HIGHLIGHTS

Highly Functional Small-bay

6,381 sf average bay size, double row parking along three sides of the buildings with exceptional ratio (2.08 per 1,000 sf), 22 ft. clear height, fenced and secure yard, mixed loading, sprinklered

Industrial Commercial Zoning

Enables a wide range of uses (retail, office, recreation, automotive, food) without limitations on retail/office to warehouse ratios, offering a diverse tenant base and flexibility for leasing

Central Market Location

With great connectivity to all parts of Calgary and quick access to Barlow Trail NE, Memorial Drive and 16 Avenue NE (Hwy 1)

Location Summary

Franklin Park Centre is strategically located near downtown Calgary and with immediate access to Memorial Drive, Deerfoot Trail and Highway 1 (16th Ave NE). The location offers exceptional connectivity to all parts of Calgary, co-location near major retailers, manufacturers and Automotive dealerships while being near rooftops to support retail uses.

Drive Times

Downtown	10 minutes
Airport	20 minutes



Calgary Airport



N

McKnight Blvd. NE

Deerfoot Trail NE

Barlow Trail NE



Subject Property

Memorial Drive NE

Downtown Calgary

Industrial Commercial Zoning

Industrial Commercial (I-C) zoning is a designation that allows light industrial and small-scale commercial uses that are compatible with adjacent industrial areas. The zoning allows flexibility for a broad range of industrial, office and retail uses without a limitation on office to industrial ratio or retail showroom area.

Industrial Commercial zoned property makes up less than 5.0% of the industrial market and I-C zoned land typically trades at a significant premium to I-G zoned land in the city of Calgary.

Key Permitted Uses

- Fitness
- Health Care Service
- Indoor Recreation Facility
- Instructional Facility
- Office
- Restaurant
- Retail and Consumer Service
- Vehicle Sales and Rental - Minor

Calgary Small-bay Industrial Market

35.3 MILLION SF

Small-bay Market Size

20.4% of total market inventory

2.11%

Small-bay Vacancy Rate (Q2 2026)

Calgary Industrial Market Total: 3.84%

363,551 SF

Small-bay Under Construction

1.03% of small bay inventory

0.86%

Annual Inventory Growth Rate % (CAGR over last 7 years)

Compare with Mid Bay: 3.40%; Large Bay 7.28%

40 YEARS

Average Small-bay Building Age

6,000 SF

Median Small-Bay Unit Size

Offering Process

Avison Young has been retained by Trivan Capital Prairies Opportunity Fund GP Ltd. (the "Vendor") on an exclusive basis to arrange for the offering and sale of a 100% interest in the subject property. The subject property is being offered for sale on a free and clear basis. Please contact the listing agents for more information and for details on the offering process.

The listing agents have prepared a draft Letter of Intent and/or binding Offer to Purchase template, available to groups that are interested in submitting offering interest, although there is no formal requirement that offering interest be submitted using the prior-mentioned template forms.

Confidential Investment Memorandum and Data Room can be made available to assist in evaluating this sale offering upon execution of a Confidentiality Agreement by interested parties/prospective purchasing entities.

For more information contact

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