



## OPPORTUNITY SUMMARY

A prime opportunity in Calgary's Manchester Industrial district, 320 39 Avenue SE offers ±4,642 SF of building area on ±0.44 acres, zoned I-G for Vehicle Sales – Major. The property includes two single-storey structures: a main building and a rear shop with four drive-in doors and sump pump drainage, plus ample on-site parking. This high-visibility property is located just steps away from the 39th Avenue C-Train Station, near Macleod Trail, and minutes from Blackfoot Trail and Downtown, making it ideal for automotive businesses, owner-users, or investors seeking a strategic urban location.

## PROPERTY DETAILS

SUBDIVISION	Manchester Industrial
ZONING	I-G (Industrial-General)
SITE SIZE	±0.44 Acres
BUILDING SIZE	±4,642 SF total
LOADING	4 Drive-in doors total <ul style="list-style-type: none"> <li>• 2 (10' x 10') doors</li> <li>• 1 (12' x 10') door</li> <li>• 1 (8' x 10') door</li> </ul>
POWER	200 Amp (TBV)
HEATING	Radiant and electric
CEILING HEIGHT	13' to 21'
PROPERTY TAX	\$23,574.89 (2025)
ASKING PRICE	\$2,150,000

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For more information,  
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**PROPERTY LOCATION**



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