



**For Sale**

# Highfield Commercial Portfolio

4301, 4303 & 4305, 4405 - 9 Street SE, Calgary, AB

Three-property commercial portfolio in Calgary's Highfield Industrial Park, featuring single and multi-tenant buildings zoned Industrial Commercial for flexible use

**AVISON  
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# Portfolio Overview

This three-property portfolio is located in Highfield Industrial Park, a well-established industrial area in Calgary known for its strategic positioning and accessibility. The portfolio offers a total leasable area of 46,132 sf on a 3.85-acre site, providing flexible opportunities for a range of industrial and commercial uses under its Industrial Commercial (I-C) zoning.

Two of the three buildings underwent significant improvements completed in 2023 and 2024, enhancing the overall quality and value of the portfolio. With convenient access to key transportation routes, this portfolio is well-positioned to meet the needs of both users and investors seeking long-term value in a strong and active industrial market.

## Property Summary

Address	Rentable Area	Site Size	Land Use	Year of Construction / Renovation	Parking	Clear Height	Loading
4301 - 9 Street SE	14,693 sf	0.92 acres	I-C	1964 / 2024	24 stalls	14 ft	7 dock
4303 & 4305 - 9 Street SE	20,870 sf	1.55 acres	I-C	1964 / 2023	67 stalls	21 ft	8 drive-in
4405 - 9 Street SE	10,569 sf	1.38 acres	I-C	1994 / 2012	75 stalls	16 ft	2 drive-in
Total	46,132 sf	3.85 acres			166 stalls		





# Investment Highlights



## Income Stability and Leasing Outlook

95% leased with 1 bay (~2,000 sf) remaining, with current offering interest. The longest lease runs through 2033, providing secure near-term cash flow.



## Built-in Rent Growth

Contractual rental escalations are included in 80% of the in-place leases, supporting predictable cash flow and offering built-in rent growth throughout the remaining lease terms.



## Diverse Bay Sizes

Units ranging from 1,685 to 20,870 sf accommodate a wide range of retail, commercial and industrial users, enhancing marketability and minimizing leasing risk.



## Premier Central Location

Located in Highfield Industrial Park—one of Calgary's most established and supply-constrained submarkets—with excellent access to major arterials and residential neighbourhoods.



## Recent Capital Improvements

Over \$2M spent in the past 2 years to improve building fascia and signage and repair/replace roof sections to modernize the buildings and shore up near-term capital outlays.



# Highfield Industrial Profile

Highfield Industrial is a dynamic and versatile node characterized by a mix of Industrial-General, Direct Control, and Industrial Commercial zoning, attracting a range of businesses. The surrounding area supports a wide variety of uses, including retail, premium garage and self-storage facilities, office spaces, dinner theatres, and other commercial and industrial operations—benefiting from strong connectivity to nearby affluent communities. Ongoing development and redevelopment activity continue to enhance the area's appeal and long-term investment potential.



Vacancy  
Rate

2.7%

Highfield Sub-Market

VS

4.5%

Calgary Market



New  
Construction

0 sf

Highfield Sub-Market

VS

2.7M

Calgary Market

Stats by: [www.costar.com](http://www.costar.com)



# Industrial Commercial Zoning

The I-C zoning designation permits light industrial and select small-scale commercial uses that align with surrounding industrial development. The zoning provides flexibility to accommodate a wide range of industrial, office, and retail uses, with no restriction on the office-to-warehouse ratio.

## Key Permitted Uses

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

## Key Discretionary Uses

- Auto Service, Auto Body
  - Brewery, Winery and Distillery
  - Cannabis
  - Car Wash
  - Child Care Service
  - Convenience Food
  - Drive Through
  - Gas Bar
  - Restaurant (Licensed)
  - Self Storage
- 
- Maximum FAR – 1.0
  - Maximum Building Height – 12.0 metres

## Building Improvements

### 4301 - 9 Street SE (Completed in 2024)

- Fresh exterior paint; new front glass façade; new electrical panels and power servicing (per unit); new rooftop HVAC units (per unit); fire-retardant ceiling paint; new office buildouts in each unit; new roof

### 4303 & 4305 - 9 Street SE (Completed in 2023)

- Fresh interior paint; new roof



# Location Overview

The subject property is situated in Highfield, one of Calgary's most established inner-city industrial nodes, offering exceptional access to downtown and major arterial roads. With vacancy rates in Highfield at approximately 2.7% in Q1 2025, demand continues to exceed supply in this submarket, making the location especially attractive for both users and investors.

The portfolio benefits from direct access to major arterial networks 42nd Avenue SE, Macleod Trail, and Blackfoot Trail, supporting efficient transportation and distribution from the site. Upcoming transit improvements and strong connectivity further reinforce the long-term value of this well-located commercial portfolio.

Downtown Calgary

Ramsay

Inglewood

Elbow Park

Subject Property

Windsor Park

China Centre

## Nearby Amenities

1. Tokyo Street Market
2. O-Sullivan's Restaurant & Bar
3. Starbucks
4. A&W Canada
5. Sushi Ichiban
6. McDonalds
7. Born Brewing Co.
8. Cabin Brewing Company
9. Banded Peak Brewing
10. Alloy
11. Subway
12. Calgary Italian Bakery
13. Bow River Brewing
14. Tim Horton's
15. Red's Diner
16. Prairie Dog Brewing
17. Red Lobster
18. Boston Pizza
19. JOEY Chinook
20. Cactus Club Cafe
21. Eighty-Eight Brewing Co.
22. Crossroads Market
23. Splitsville Bowling

## Drive Times

Downtown	15 minutes
Airport	30 minutes





4301 - 9 Street SE



4303 & 4305 - 9 Street SE



4405 - 9 Street SE



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