



 **JLL** SEE A BRIGHTER WAY

For Sale

Judicial Sale Offering

1431 – 40 Avenue NE, Unit 13

- Functional Industrial Condo
- Well constructed office space over two floors
- Drive-in loading
- Immediate access to Deerfoot Trail, McKnight Blvd, Barlow Trail NE and Highway 1

Property Details

Address 1431 – 40 Avenue NE, Unit 13

Power 100 amps

District McCall

Heating Rooftop unit servicing office;
Unit heater servicing warehouse

Zoning I-G (Industrial General)

Features Equipped with dual compartment sump

Size Main floor: ± 1,569 s.f.
Second floor office: ± 622 s.f.
Total: ± 2,191 s.f.

Sale Price \$570,000

Loading 1 (12' x 14') drive-in door

Property Taxes \$11,427.27 (2025)

Ceiling Height 22' clear

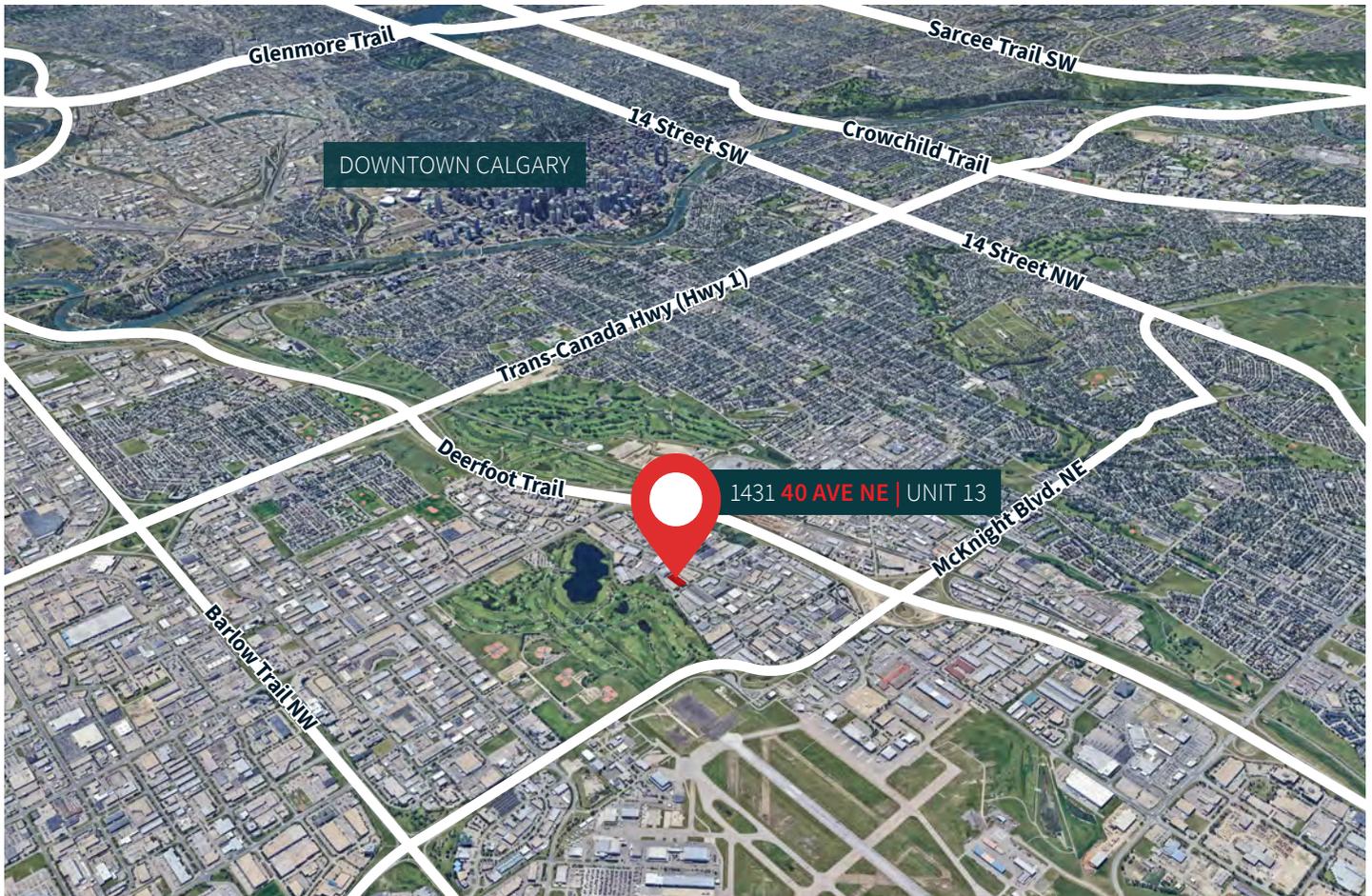
Available Immediately



Interior Photos



Property Location



Drive Times



Deerfoot Trail → **4 min. / 1.5 km**



Glenmore Trail → **14 min. / 13.5 km**



Trans-Canada Hwy → **6 min. / 3.2 km**



Downtown Calgary → **12 min. / 7.8 km**



Stoney Trail (Ring Road) → **10 min. / 9.3 km**



Calgary Int. Airport → **12 min. / 9.8 km**

Contact us for more information



Troy Robinson

Lead Broker

Associate

+1 403 670 7353

troy.robinson@jll.com

Austin Smith

Lead Broker

Vice President

+1 403 456 2197

austin.smith@jll.com

Marshall Toner

EVP, National Industrial

+1 403 456 2214

marshall.toner@jll.com

Ryan Haney

Executive Vice President

+1 403 456 2221

ryan.haney@jll.com

Chris Saunders

Executive Vice President

+1 403 456 2218

chris.saunders@jll.com

Carey Koroluk

Vice President

+1 403 456 2346

carey.koroluk@jll.com