

**AVISON
YOUNG**

Standalone Building For Sale

2435 Pegasus Road NE
Calgary, AB

Sean Clark

Associate Vice President
+1 403 813 6476
sean.clark@avisonyoung.com

Tinyan Leung

Associate Vice President
+1 403 969 8038
tinyan.leung@avisonyoung.com

2435

Pegasus Road NE
Calgary, AB



Property Details

ADDRESS

2435 Pegasus Road NE, Calgary, AB

BUILDING SIZE

9,288 sf

SITE SIZE

1.11 acres

ZONING

I-G Industrial – General

YEAR BUILT

1998

SALE PRICE

Please contact listing agents

PROPERTY TAXES

\$29,905.19 (est. 2025)

PARKING

45 surface stalls

Property Highlights



PRIME LOCATION NEAR AIRPORT:

Located at McKnight Blvd. & Barlow Trail NE—just minutes from Calgary International Airport and only 16 minutes to Downtown Calgary.



SINGLE-STOREY OFFICE BUILDING:

Drive-up access, low operating costs, and standout signage.



PERSONAL RECEPTION AREA:

Welcoming front desk space for client-facing businesses.



FLEXIBLE LAYOUT:

Combination of exterior offices and open workspace offering an easy opportunity to multi-tenant and adapt to your needs.



NEARBY AMENITIES: Steps from dining, hotels, golf courses, and a C-Train station just 5 minutes away.



Permitted & Discretionary Uses

Permitted Uses

THE FOLLOWING USES ARE PERMITTED USES IN THE INDUSTRIAL — GENERAL DISTRICT:

- Park;
- Sign — Class A;
- Sign — Class B;
- Sign — Class D; and
- Utilities.

UNLESS OTHERWISE REFERENCED IN SUBSECTION 908(1), THE FOLLOWING USES ARE PERMITTED USES IN THE INDUSTRIAL — GENERAL DISTRICT:

- Auto Body and Paint Shop;
- Auto Service — Major;
- Auto Service — Minor;
- Beverage Container Quick Drop Facility;
- Brewery, Winery and Distillery;
- Car Wash — Multi-Vehicle;
- Car Wash — Single Vehicle;
- Catering Service — Major;
- Catering Service — Minor;
- Crematorium;
- Distribution Centre;
- Dry-cleaning and Fabric Care Plant;
- Fleet Service;
- Freight Yard;
- General Industrial — Light;
- General Industrial — Medium;
- Large Vehicle Service;
- Large Vehicle Wash;
- Motion Picture Production Facility;
- Municipal Works Depot;
- Parking Lot — Grade;
- Parking Lot — Structure;
- Power Generation Facility — Medium;
- Power Generation Facility — Small;
- Protective and Emergency Service;
- Recreational Vehicle Service;
- Recyclable Material Drop-Off Depot;
- Sign — Class C;
- Specialty Food Store;
- Utility Building; and
- Vehicle Storage.

Discretionary Uses

USES LISTED IN SUBSECTION 907(2) ARE DISCRETIONARY USES IF THEY ARE LOCATED:

- On a parcel that does not have both sewer and water systems provided by the City.

THE FOLLOWING USES ARE DISCRETIONARY USES IN THE INDUSTRIAL — GENERAL DISTRICT:

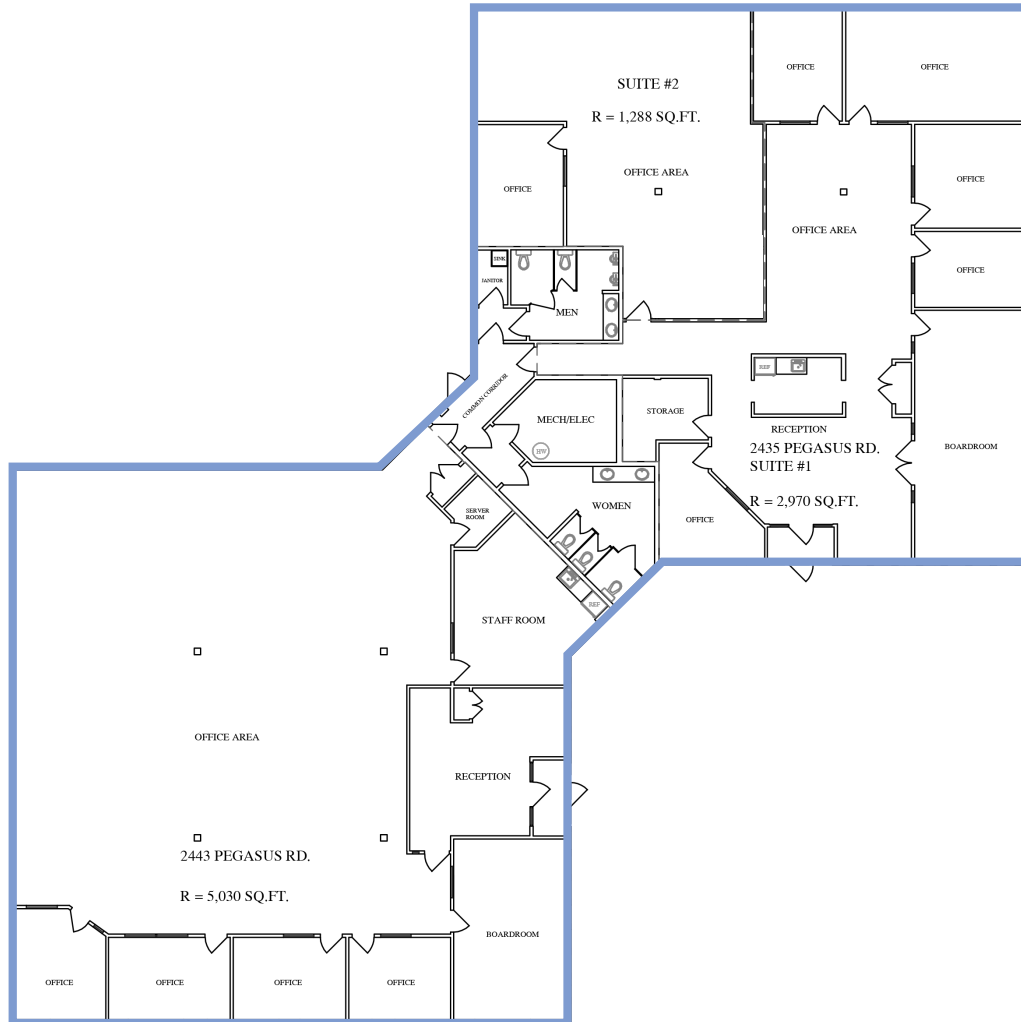
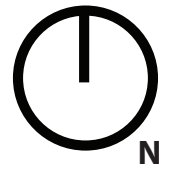
- Auction Market — Other Goods;
- Auction Market — Vehicles and Equipment;
- Building Supply Centre;
- Bulk Fuel Sales Depot;
- Cannabis Facility;
- Child Care Service;
- Convenience Food Store;
- Custodial Quarters;
- Drive Through;
- Gas Bar;
- Instructional Facility;
- Kennel;
- Large Vehicle and Equipment Sales;
- Office;
- Outdoor Café;
- Pet Care Service;
- Place of Worship — Large;
- Print Centre;
- Restaurant, Food Service Only;
- Restaurant, Licensed;
- Restored Building Product Sales Yard;
- Salvage Yard;
- Self Storage Facility;
- Storage Yard;
- Sign — Class E;
- Sign — Class F;
- Sign — Class G;
- Special Function — Class 2;
- Urban Agriculture;
- Vehicle Rental — Minor;
- Vehicle Sales — Minor;
- Veterinary Clinic;
- Wind Energy Conversion System — Type 1; and
- Wind Energy Conversion System — Type 2.

THE FOLLOWING USES ARE DISCRETIONARY USES IN THE INDUSTRIAL — GENERAL (I-G) DISTRICT ON A PARCEL WITH A CANNABIS FACILITY:

- Cannabis Store.



2435 Pegasus Street NE



AVAILABILITY: 9,288 SF

10 Offices

2 Kitchen/staff room

Open office area

Storage room

2 Boardrooms

Private exterior entrances

2 Reception areas

Private exterior patio



1. Sky Harbour
2. Jetz Bar and Lounge
3. Tim Hortons
4. Mother Dairy
5. The Garden Grill & Bar
6. Abbey's Creations Barlow

7. Moxies Barlow & McKnight
8. Chop Steakhouse & Bar
9. Cactus Club Cafe
10. A&W Canada
11. Lava Cafe
12. Burger King

5 minute drive to
**Whitehorn LRT
Station**

16 minute drive to
**Downtown
Calgary**

13 minute drive to
**Calgary International
Airport**

AVISON YOUNG

We are seriously invested in shared success, growing people, places and our business with purpose.

We present new perspectives on real estate opportunities to occupiers, investors and the public sector – constantly moving our industry forward together. Our clients trust us because we don't just deliver results – we make meaningful connections and build long-lasting relationships.

For Sale

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Suite 4300 - 525 8 Avenue SW,
Calgary, AB T2P 1G1, Canada
Office +1 403 262 3082
avisonyoung.ca