

SALE BY OWNER

Industrial Condo – Small Unit 1,404 SQFT | **For Sale**

Ownership Opportunities | **Condo**
Available NOW – Corner Building

Unique independent small unit starting at 1400 SQFT up to 4200 SQFT



Melissa McAfe, (587) 703-5532
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1247 36 Avenue NE | **Summary**

Project Overview

Location:	McCall Industrial District
Total SF:	10,135 SF
Property Type:	Industrial - Retail condo, multi-bay building
Total Units:	3 bays
Available Options:	Individual unit sales, Multiple units available
Unit Sizes:	1,404 to 4,200 SF

Property Highlights

- Central northeast location in established McCall Industrial District
- Prime location with excellent access and great exposure along 12th Street NE, and proximity to 32nd Avenue retail corridor
- Easy access to McKnight Blvd, Deerfoot Trail & Barlow Trail
- **Rare small bay ownership opportunity**
- Ready to Move-in
- Ample parking
- Low cost maintenance and condo fees
- Concrete block building with steel framing roof
- Concrete block separation between units



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1247 36 Avenue NE | **Building Specifications**

Property Details



Total SF: 10,135

Construction Year: 1975

Zoning: I-G Industrial General

Loading: 6 Drive-in doors

Ceiling Height: 12'

Lot Size: 0.74 AC

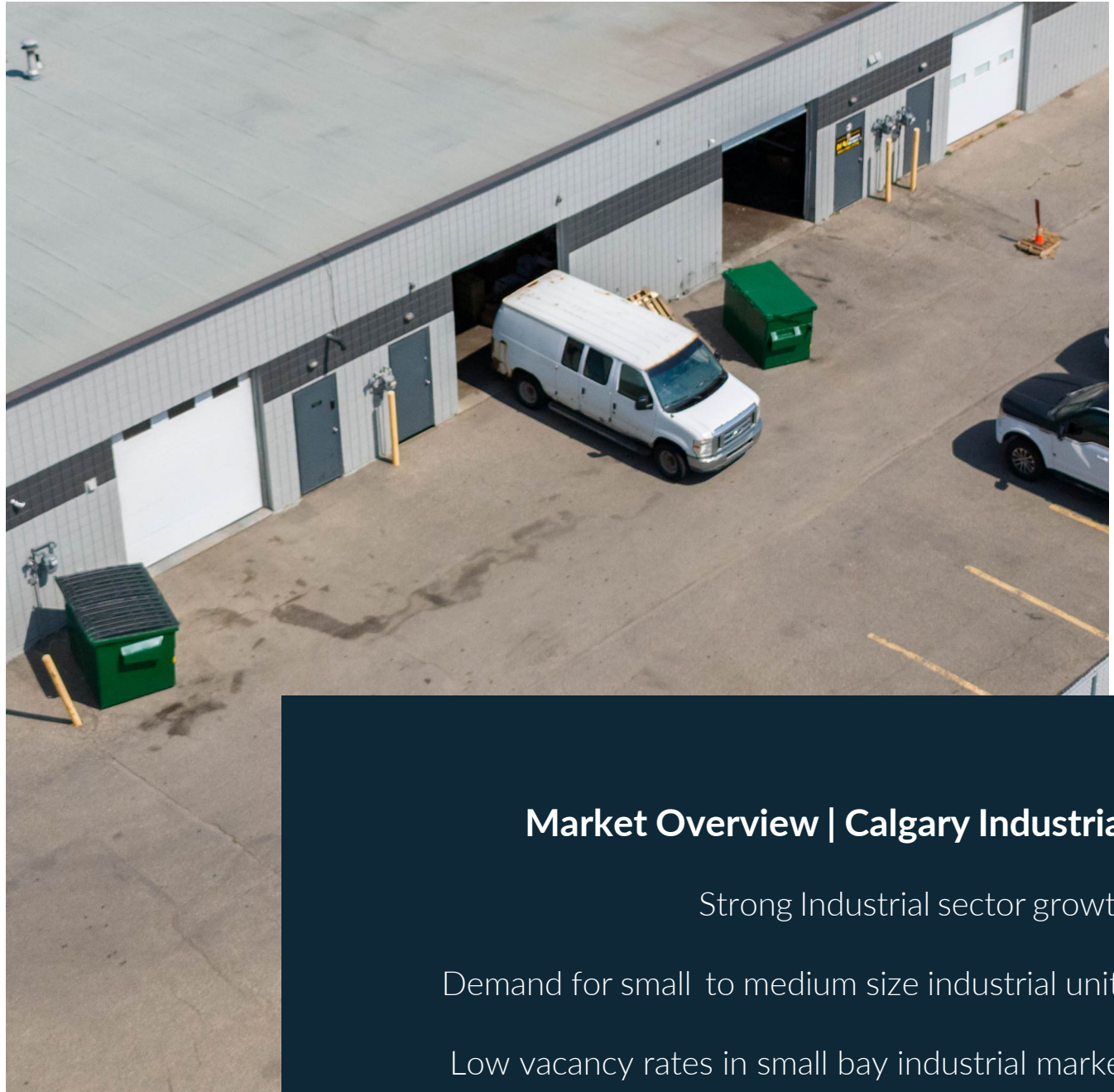
Condo Fee: \$4.45/SF Annually
(estimated)

Building: Concrete Block
Walls, steel framing roof.

Unit Features



- Ample parking
- 12' ceilings
- power (tbc)
- furnace
- office buildout in select units
- secure 24/7 access
- open floor plans
- Drive-in door



Market Overview | Calgary Industrial

Strong Industrial sector growth

Demand for small to medium size industrial units

Low vacancy rates in small bay industrial market

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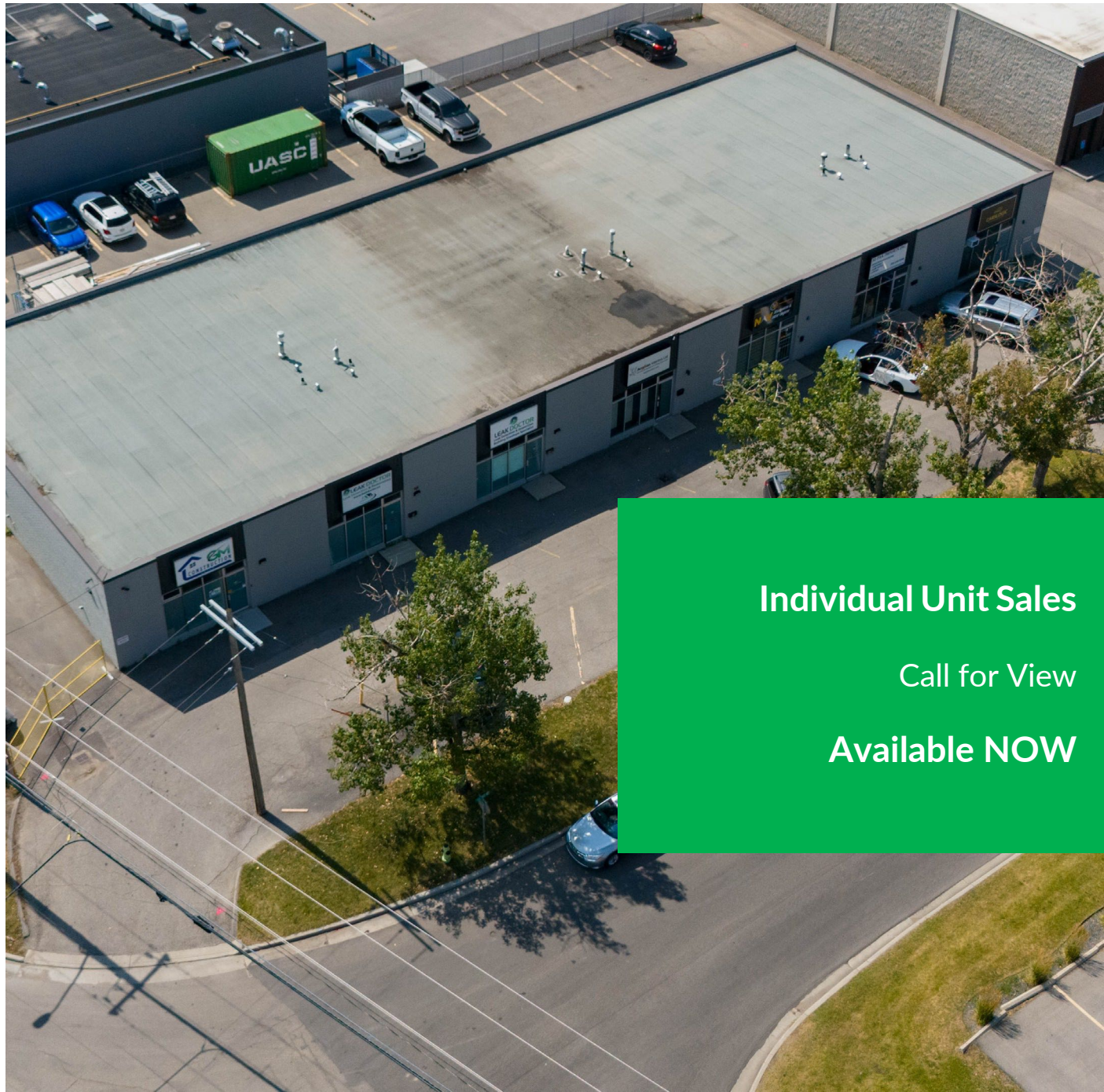
1247 36 Avenue NE | **Units**

Units

Unit	Size	Available
1	1,404 SF	Q2 2026
2	1,458 SF	March 2025
3	1,460 SF	Q4 2025
4	1,461 SF	Q1 2026

Current Property

Current Status: 100% leased



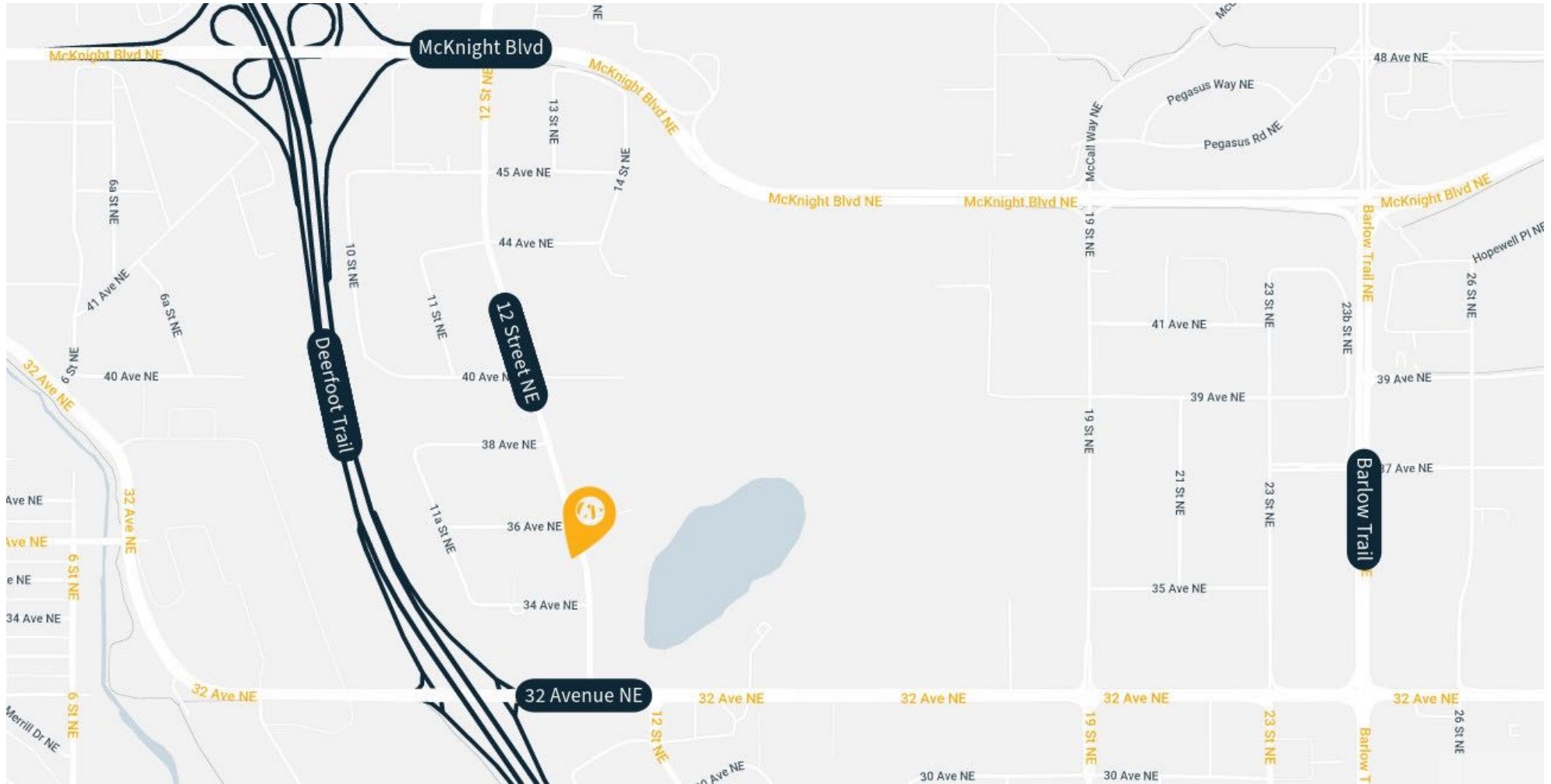
Individual Unit Sales

Call for View

Available NOW

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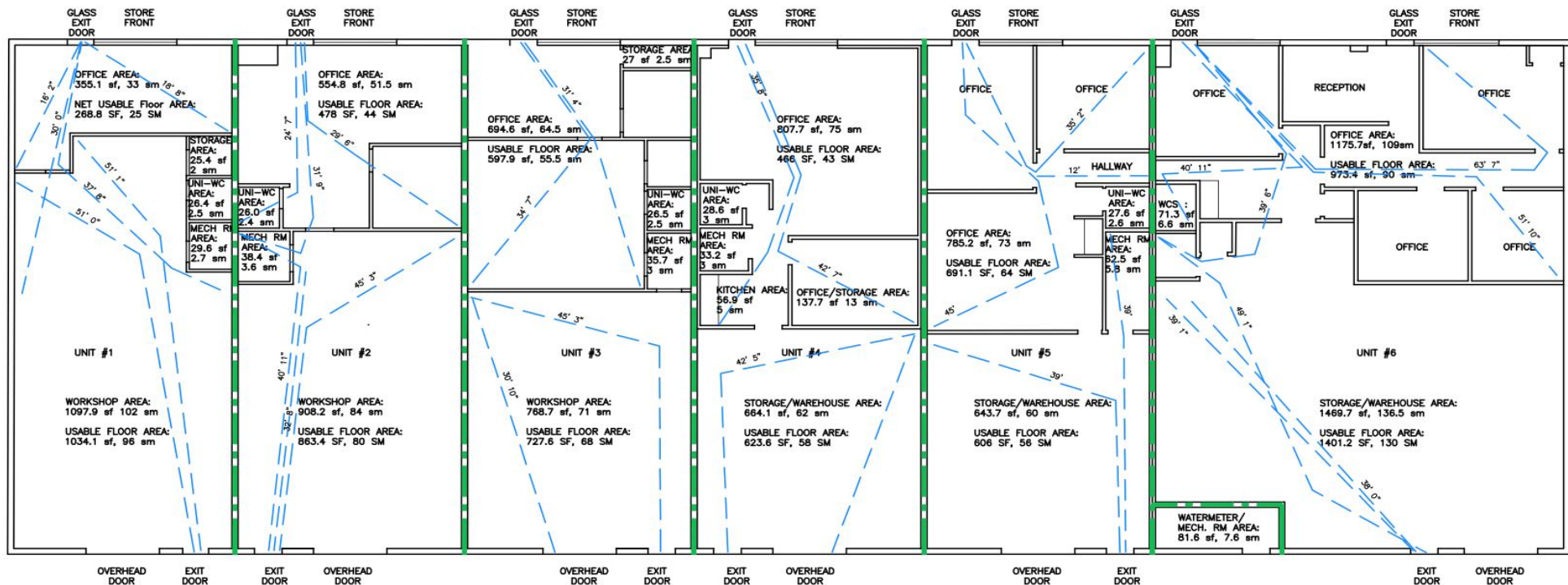
McCall Industrial District | **Location**



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1247 36 Avenue NE | Pricing Guide



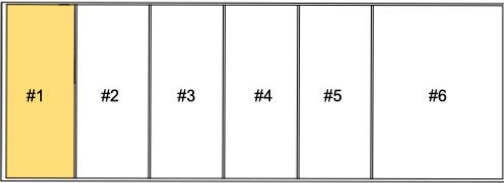
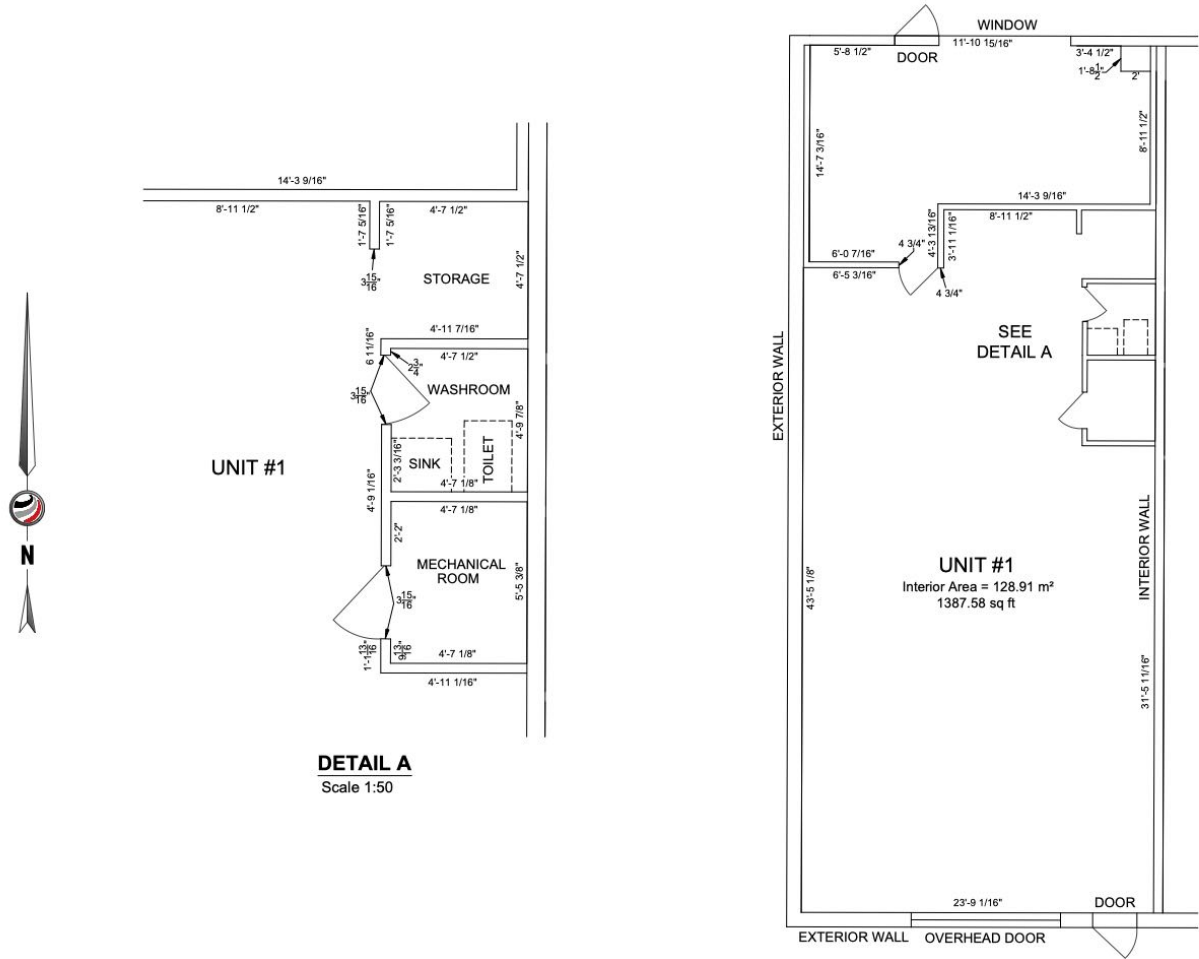
Building Unit Floor Plan



Unit	Size	Price	Available	Details
Unit 1	1,404 SF	\$519,900	Q2 2026	
Unit 2	1,458SF	\$499,900	March 2025	
Unit 3	1,460 SF	\$499,900	Q4 2025	
Unit 4	1,461 SF	\$499,900	Q1 2026	

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1247 36 Avenue NE | Unit 1 Floor Plan



Key Plan
Scale 1:500

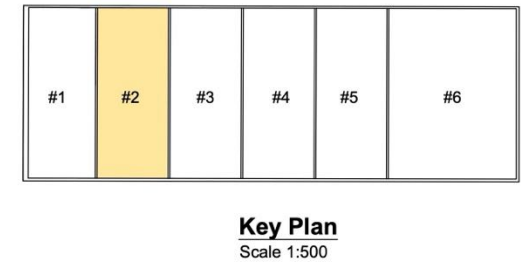
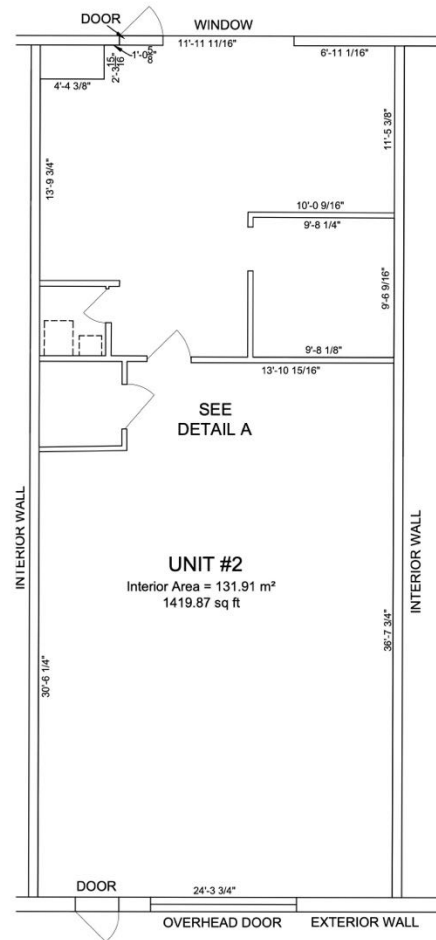
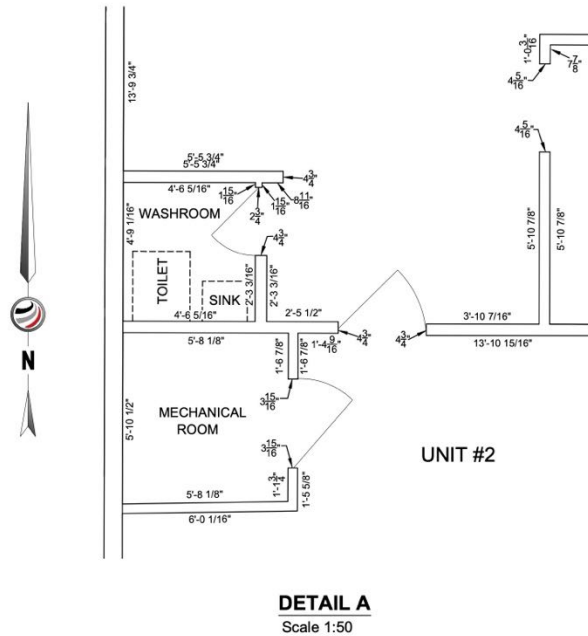
Unit 1 - Floor Plan



Unit	Size	Price	Available	Details
Unit 1	1,404 SF	\$519,900	Q2 2026	Corner Unit – Currently Leased as Retail Store

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1247 36 Avenue NE | **Unit 2 Floor Plan**

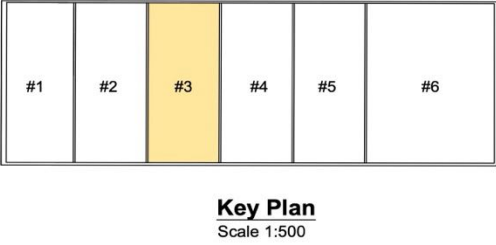
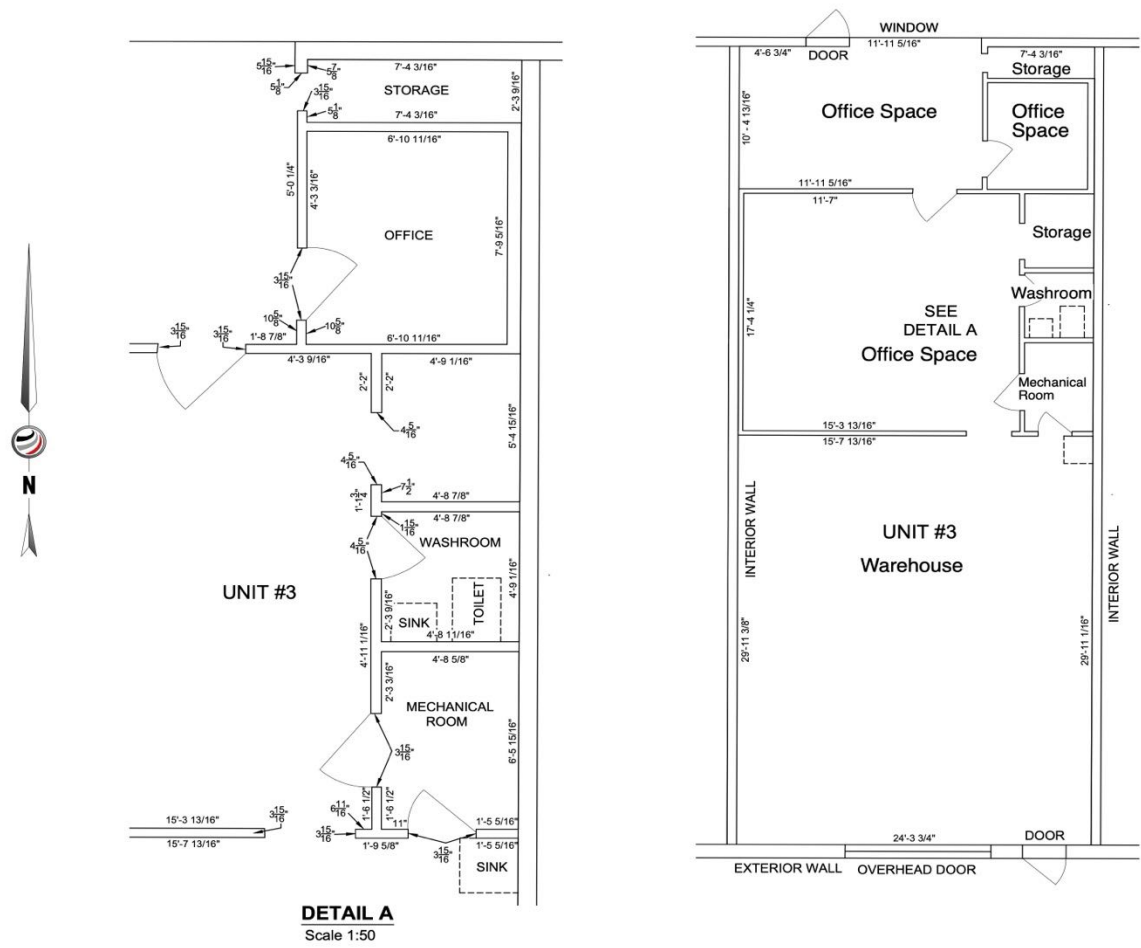


Unit 2 - Floor Plan

Unit	Size	Price	Available	Details
Unit 2	1,458SF	\$499,900	March 2025	

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1247 36 Avenue NE | Unit 3 Floor Plan

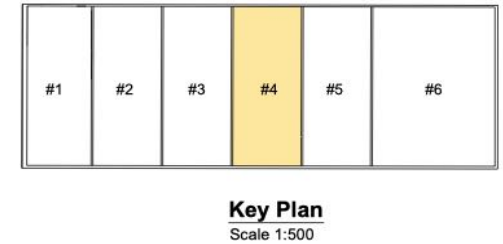
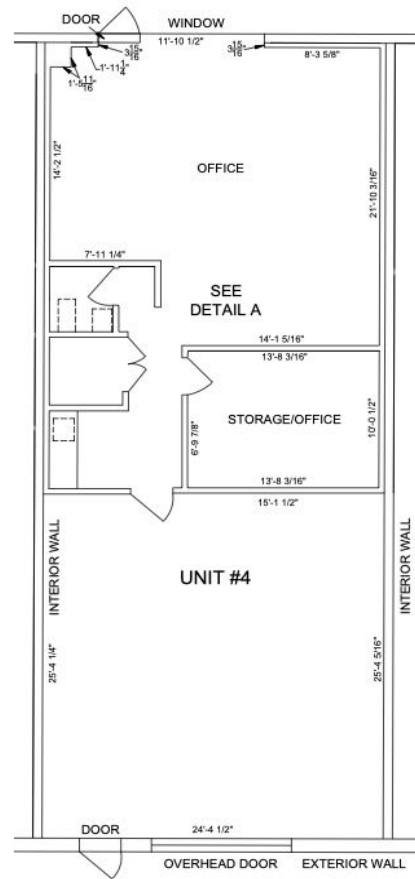
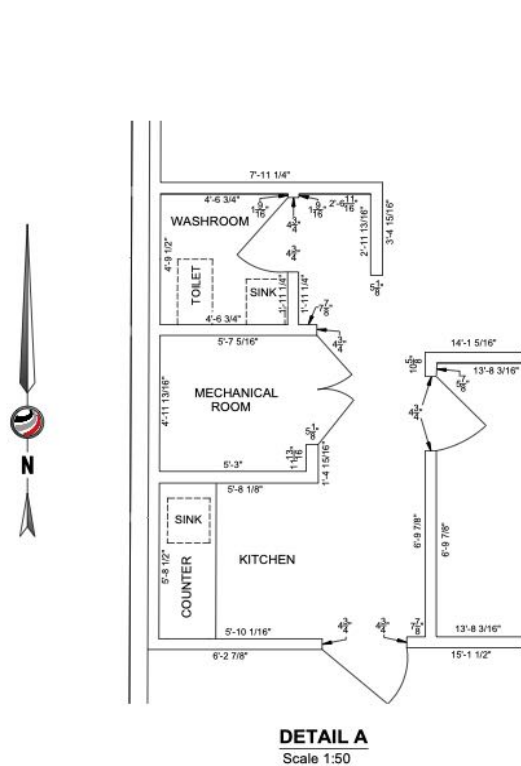


Unit 3 - Floor Plan

Unit	Size	Price	Available	Details
Unit 3	1,460 SF	\$499,900	Q4 2025	

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1247 36 Avenue NE | **Unit 4 Floor Plan**



Unit 4 - Floor Plan

Unit	Size	Price	Available	Details
Unit 4	1,461 SF	\$499,900	Q1 2026	