

FOR SALE

1,565 SF
INDUSTRIAL CONDO BAY



BAY 76, 4807 - 32 STREET SE Calgary, AB

Julie Stefan, Associate
403-804-1399 | jstefan@royallepagecommercial.com

Royal LePage Solutions, Brokerage
205, 264 Midpark Way SE, Calgary, AB
Independently Owned & Operated

John Hamilton, Associate
403-815-9041 | hamilton.calgary49@gmail.com

CMS Real Estate Ltd, Brokerage
136 - 17 Avenue NE, Calgary, AB

PROPERTY OVERVIEW

\$461,675

Property Features

- End Cap
- Located in Golden Triangle
- 2 offices and handicap accessible washroom
- Two parking stalls - one assigned, one scramble
- Rooftop HVAC for office
- Gas fired unit heater for warehouse
- Located between Peigan Trail and 50th Avenue SE, north of the CN tracks with quick access to Barlow, Peigan, Deerfoot and Stoney Trails

Property Overview

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|--------------------------|--|--------------------------|---------------------|
| ■ Total Area: | 1,565 sq. ft. | ■ Zoning: | I-G |
| ■ Office: | 330 sq. ft. | ■ Property Taxes: | \$8,346.04 (2024) |
| ■ Warehouse: | 1,235 sq. ft. | ■ Condo Fees: | \$202.50/mth |
| ■ Loading: | 10' x 12' Front DI door | ■ Year Built: | 2010 |
| ■ Ceiling Height: | 21'8" | ■ District: | Golden Triangle |
| ■ Power: | 90 Amp @ 600 Volt with transformer providing 200 Amps @ 208/110 Volt | ■ Legal: | Plan 1013245 Unit 1 |
| | | ■ Available: | August 1, 2025 |

Bay 76 For Sale

24 STALLS

20 STALLS

PEDESTRIAN

TRUCK LOADING ZONE

NO PARKING



An aerial photograph of a residential and commercial area. A red arrow points to a building on 50th Avenue SE. The map is labeled with street names: Barlow Trail SE, Peigan Trail SE, 32nd Street SE, 36th Street SE, and 50th Avenue SE.

PROPERTY PHOTOS

