

BAY 76, 4807 - 32 STREET SE

Calgary, AB

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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

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

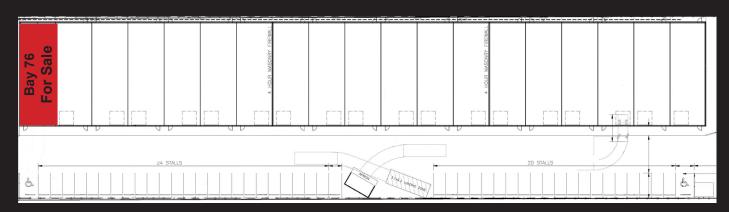
■ Power: 90 Amp @ 600 Volt with **■ Legal:** Plan 1013245 Unit 1

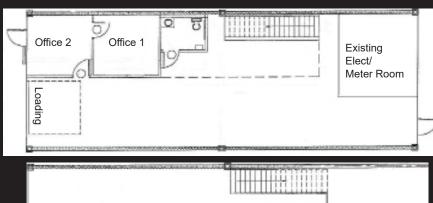
transformer providing 200 **Available:** August 1, 2025

Amps @ 208/110 Volt



SITE PLAN/AREA MAP





MAIN FLOOR PLAN

MEZZANINE





PROPERTY PHOTOS







