

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4805 32 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
34428

**MLS ID:**  
A2292164

**\$1,750,000**



 **JEFF KEET**

 CDN Global Advisors Ltd.  
 403-531-4336

 4805 32 Street SE, Calgary , Alberta t2b2x3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> I-G	<b>Subdivision</b> Golden Triangle	<b>Building Type</b> Free-Standing
<b>Year Built</b> 1992	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 9910537	<b>Building Area (Sq. Ft.)</b> 6530.00
<b>Building Area (Sq. M.)</b> 606.65	<b>Lot Size (Sq. Ft.)</b> 17760	<b>Lot Size (Acres)</b> 0.41
<b>Footprint (Sq. Ft.)</b> 4041	<b>Construction Type</b> Metal Frame,Metal Siding	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Heating</b> Overhead Heater(s),Forced Air,Natural Gas	<b>Access to Property</b> Direct Access
<b>Inclusions</b> shipping containers negotiable	<b>Restrictions</b> None Known	<b>Reports</b> Appraisal,Environmental Phase 1

FOR SALE or FOR LEASE. Exceptional freestanding industrial building in the premier Eastfield/Golden Triangle district. This facility offers a professionally measured rentable area of 6,530 SF under BOMA 2019 standards, featuring a high-ratio office build-out ideal for service and engineering firms. Clear Space Breakdown: Total Rentable Area: 6,530 SF Main Floor (4,041 SF): Includes 2,221 SF of dedicated office/staff support and a functional 1,820 SF shop area. Second Floor Office (2,489 SF): Fully developed professional office space. Bonus Storage: 835 SF second-floor mezzanine storage and a red shipping container on-site are included at no additional cost. Value Position: Listed at \$1,750,000—attractively priced below a recent January 2026 Altus Appraisal of \$1,800,000. Property Features: Shop Specs: 14' x 14' drive-in overhead door and 17.5' - 18' clear height. Upgrades: Upgraded LED lighting and 225 Amps @ 208V power (to be verified). Site: Secured 0.41-acre site, fully paved with perimeter fencing and 10 designated stalls. Access: Prime location with quick access to Peigan, Barlow, and Deerfoot Trails. Terms: Lease rate at \$16.00 PSF. Vacant possession available on 90 days' notice. We have an environmental report and appraisal as part of due diligence.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.