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## 22, 4816 35B STREET SE FOR SALE

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Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
34540

**MLS ID:**  
A2295674

**\$459,900**



 **CALVIN KAWA**  
 (403) 512-9988

 Century 21 Bravo Realty  
 403-250-2882

 22, 4816 35B Street SE, Calgary , Alberta T2B 3N1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 64	<b>Zoning</b> I-G
<b>Subdivision</b> Eastfield	<b>Building Type</b> Condo Complex,Warehouse	<b>Year Built</b> 2000
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 0111098	<b>Building Area (Sq. Ft.)</b> 1548.00	<b>Building Area (Sq. M.)</b> 143.81
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Excellent opportunity to own an industrial bay in a well-established SE location. This 1,548 sq. ft. unit includes approximately 1,060 sq. ft. on the main floor plus a fully developed mezzanine, offering functional space for a variety of industrial or commercial uses. Features include front overhead drive-in door access, I-G zoning for flexible operations, and the unit is plumbed for in-floor heating. Built in 2000, the property is well-maintained and currently leased to a stable tenant until the end of 2028, providing reliable income. The tenant is responsible for all utilities, property taxes, and HVAC maintenance, making this a low-management, turnkey investment. Ideal for investors seeking steady cash flow in a strong industrial corridor.

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