



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4805 32 Street SE
Calgary, Alberta

MLS # A2292164



\$1,750,000

Division:	Golden Triangle
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	6,530 sq.ft.
Zoning:	I-G

Heating:	Overhead Heater(s), Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Cable, Electricity Connected, Natural Gas Connected, Se
Exterior:	Metal Frame, Metal Siding	Parking:	-
Water:	Public	Lot Size:	0.41 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	shipping containers negotiable		

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' x 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.