



**3605 Bonnybrook Road SE
Calgary, Alberta**

MLS # A2323161



\$1,650,000

Division:	Alyth/Bonnybrook	Addl. Cost:	-
Type:	Industrial	Based on Year:	-
Bus. Type:	-	Utilities:	-
Sale/Lease:	For Sale	Parking:	-
Bldg. Name:	-	Lot Size:	0.41 Acre
Bus. Name:	-	Lot Feat:	-
Size:	6,921 sq.ft.		
Zoning:	I-R		
Heating:	-		
Floors:	-		
Roof:	Tar/Gravel		
Exterior:	Brick		
Water:	-		
Sewer:	-		
Inclusions:	N/A		

3605 Bonnybrook Road SE presents an opportunity to acquire a well-located multi-tenant industrial property in Calgary's established Alyth/Bonnybrook industrial district. The 6,921 SF building sits on approximately 0.41 acres and offers a flexible mix of small-bay industrial units suitable for investors, owner-users, or buyers seeking a combination of occupancy and rental income. The property benefits from stable in-place income with future upside through lease rollover and the ability to reposition rents to market levels over time. Functional warehouse layouts, drive-in loading, 18-foot clear ceiling heights, and 400-amp power support a wide range of industrial and service commercial uses. Strategically located just minutes from Blackfoot Trail, Deerfoot Trail, Ogden Road SE, and Downtown Calgary, the property provides excellent access to major transportation corridors, labour pools, and surrounding amenities. The site also offers approximately 0.20 acres of potential fenced yard area, providing additional flexibility for storage or operational requirements. Whether you're looking for a central Calgary owner-user opportunity, a value-add investment with rental growth potential, or a property that allows for partial occupancy while maintaining income, 3605 Bonnybrook Road SE offers a rare opportunity in one of Calgary's most established industrial markets. For additional information, or access to the due diligence materials, (NDA link included in Brochure) please contact the listing agent.