

# 4702 1 Street SW | Calgary, AB

- Prime building and location for rezoning to more commercial friendly.
- Fully air-conditioned suites boast ample natural light.
- The property features plenty of free street parking and limited onsite parking.
- Strategically located 1 block east of Macleod Trail SW.
- Professionally managed by NAI Advent.
- Confidentiality Agreement link here.









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Calgary, AB

50 Ave SW

Year Built 1966

Total Building: 7,230+/- SQ FT (Over 2 Floors)

Subdivision: Manchester

Sale Price: \$1,395,000

Lease Rate: Market

Lease Area: Inquire for Suite Availability

Op. Costs: \$12.22 PSF (2024)

Property Tax \$10,799.09 (2024)

Availability: Immediate

Zoning: I-R Industrial-Redevelopment

Parking: Ample street parking available

Loading: Drive-In Door (10'x10') TBV



Barrow Coffee Roasters

**Golf Dome/** 



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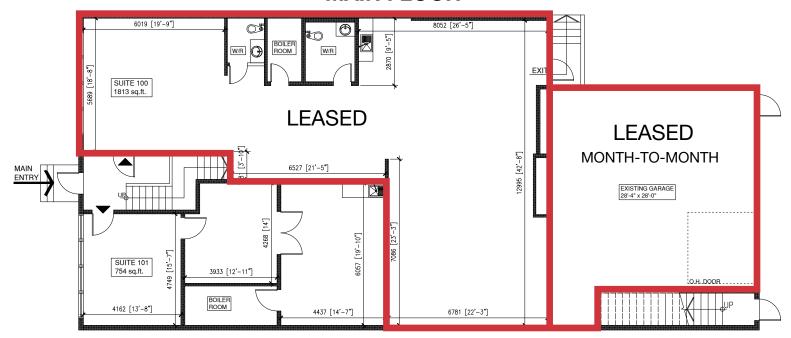
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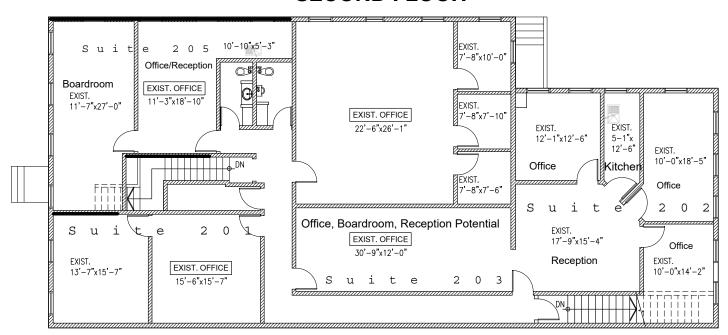


## **FLOOR PLAN\***

## **MAIN FLOOR**



## **SECOND FLOOR**



All dimensions and areas are approximate and should be used for reference only. The developer reserves the right to make revisions to this plan. E & O.E.





## **INDUSTRIAL - REDEVELOPMENT (IR) ZONING**

### **PERMITTED USES**

- Artist's Studio
- Auto Body and Paint Shop
- Auto Service Major
- Auto Service Minor
- Beverage Container Quick Drop Facility
- Brewery, Winery and Distillery
- Car Wash Multi Vehicle
- Car Wash Single Vehicle
- Catering Service Major
- Catering Service Minor
- Crematorium
- Dry-cleaning and Fabric Care Plant
- General Industrial Light
- General Industrial Medium
- Indoor Recreation Facility
- Large Vehicle Service
- Large Vehicle Wash;
- Motion Picture Production Facility;
- Park
- Parking Lot Grade
- Parking Lot Structure
- Power Generation Facility Medium
- Power Generation Facility Small
- Protective and Emergency Service
- Recreational Vehicle Service
- Recyclable Material Drop-Off Depot
- Sign Class A
- Sign Class B
- Sign Class D
- Utilities
- Utility Building
- Vehicle Storage

## **DISCRETIONARY USES**

- Auction Market Other Goods
- Auction Market Vehicles and Equipment
- **Building Supply Centre**
- Bulk Fuel Sales Depot
- Child Care Service
- Custodial Quarters
- Drive Through
- Fleet Service
- Health Care Service
- Information and Service Provider
- Instructional Facility
- Kennel
- Large Vehicle and Equipment Sales
- Office
- Outdoor Café
- Payday Loan
- Pet Care Service
- Print Centre
- Recreational Vehicle Sales
- Restaurant: Food Service Only
- Restaurant: Licensed
- Restored Building Product Sales Yard
- Salvage Yard
- Self Storage Facility
- Service Organization
- Storage Yard
- Sign Class C
- Sign Class E
- Sign Class F
- Sign Class G
- Special Function Class 2
- Urban Agriculture
- Vehicle Rental Minor
- Vehicle Sales Minor
- Veterinary Clinic
- Wind Energy Conversion System Type 1
- Wind Energy Conversion System Type 2



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