



Warehouse Space

3113 5 Avenue NE | Calgary, Alberta

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3633 8 STREET SE
Calgary, AB T2G 3A5
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FOR SALE

Industrial Condo

3,551 ± SF



Property Details

DISTRICT	Franklin
ZONING	I-C
YEAR BUILT	2014
CEILING HEIGHT	24' Warehouse
LOADING	14' x 14' Drive in Door
POWER	200A/347 - 600v 3 Phase
PARKING	Ample
SIZE	3,551 ± SF
PRICE	\$1,050,000
PROPERTY TAXES	\$18,495.44 (2024)
CONDO FEES	\$901.00 / Month (TBV)

Property Highlights

- Flexible Industrial I-C zoning allowing for a wide range of industrial and commercial uses.
- Exceptionally clean, warehouse space with no interior buildout — making it easy to tailor the layout to suit a variety of operational or storage needs. Perfect for businesses looking for functionality with room to grow.
- Excellent location surrounded by numerous retail amenities
- Steps from the Blue Line LRT and minutes to major corridors including Memorial Drive, Barlow Trail, and Deerfoot Trail.
- Ample marshalling space at rear.
- 14'x14' electric overhead drive-in door.
- Double compartment sump.
- ESFR sprinklers
- T5HO lighting throughout.
- RTU in place for premises HVAC

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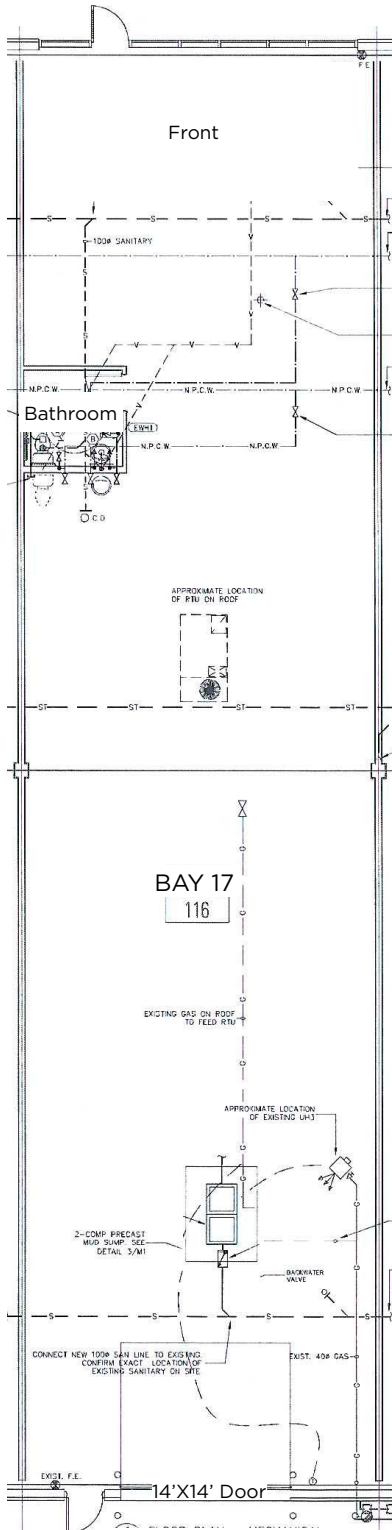
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Floor Plan



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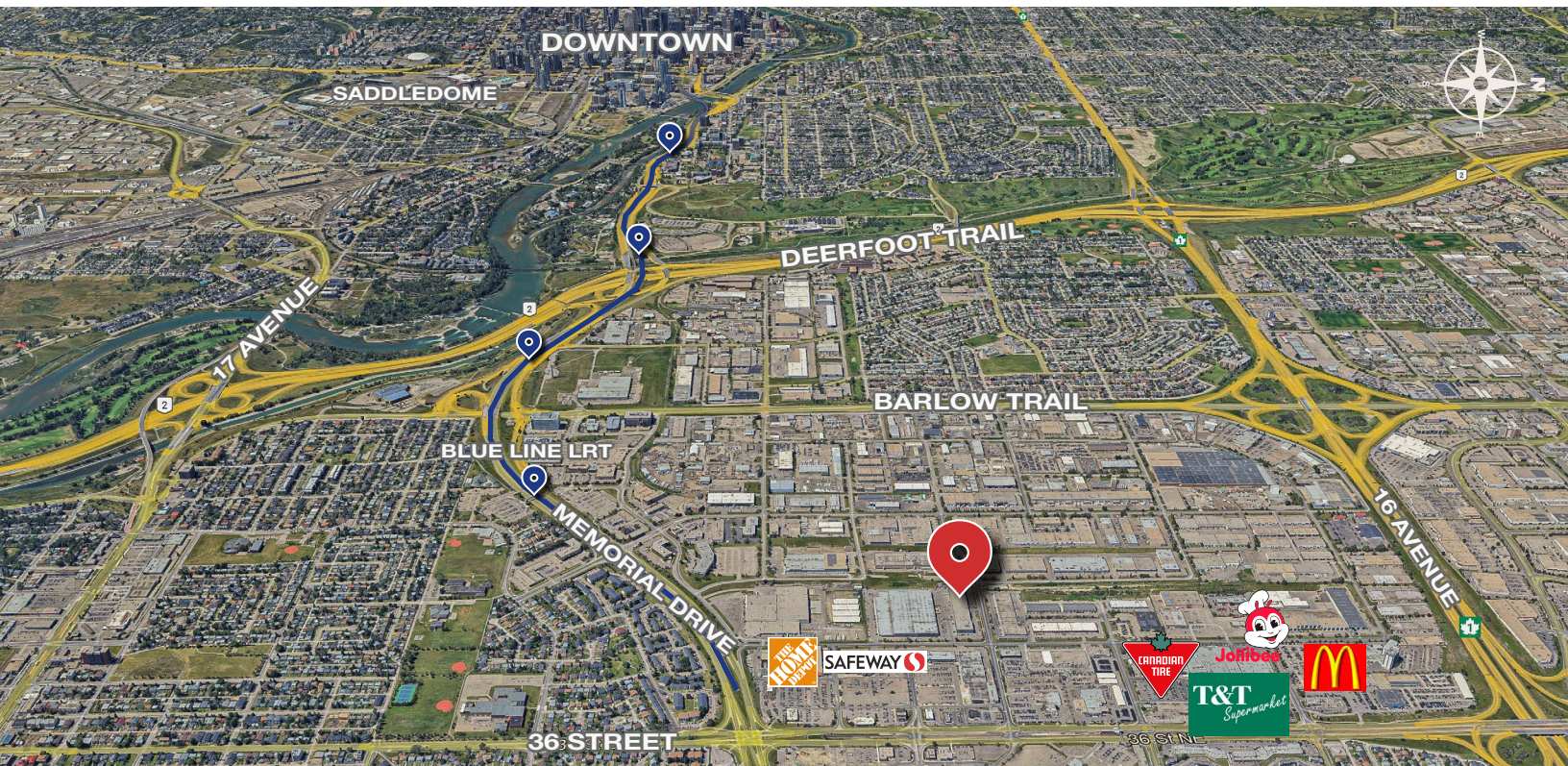
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