FOR SALE / LEASE - INDUSTRIAL BUILDING WITH HEAVY OFFICE > NA Advent



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.

Confidentiality Agreement





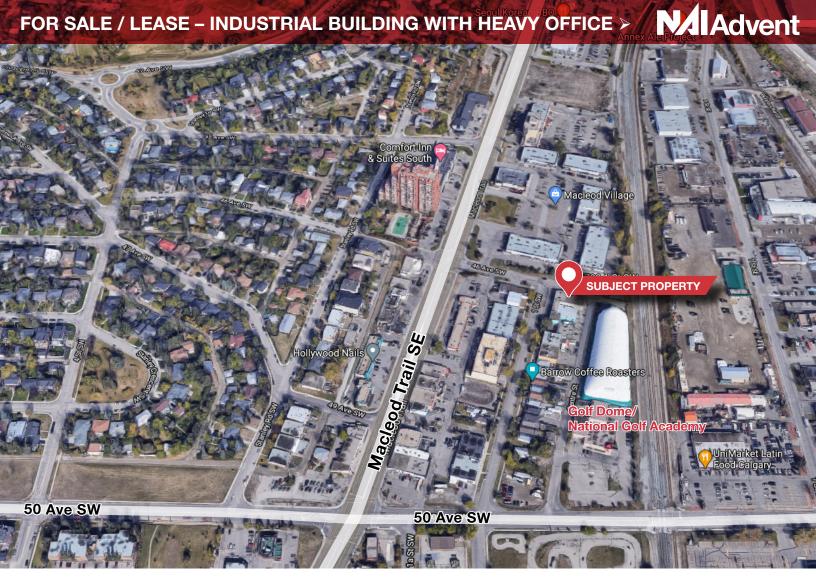
KAILE LANDRY Associate (403) 669-3050 klandry@naiadvent.com

BRODY BUTCHART

Senior Associate (403) 389 7857 bbutchart@naiadvent.com JENNIFER MYLES Associate (403) 975-2616 jmyles@naiadvent.com



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4702 1 Street SW Calgary, AB

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	\$30,560.04(2025)
Availability:	Immediate
Zoning:	I-R Industrial-Redevelopment
Parking:	Ample street parking available
Loading:	Drive-In Door (10'x10') TBV

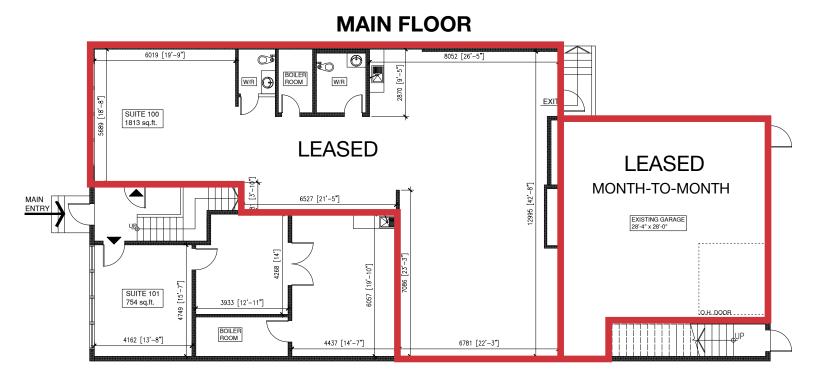




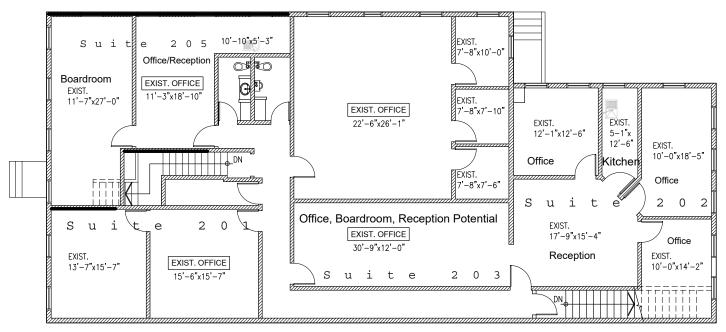
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FLOOR PLAN *



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.



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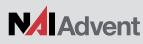
INDUSTRIAL - REDEVELOPMENT (IR) ZONING

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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