



ADVENT COMMERCIAL REAL ESTATE CORP.

Industrial Condo Bay

Owner-User Opportunity | Unit #2111, 4416 64 Ave SE, Calgary, AB T2C 2B3

PROPERTY HIGHLIGHTS

- Fully improved industrial condo totaling $\pm 6,357$ SF, featuring a balanced mix of high-quality office improvements and functional warehouse space
- Extensive office build-out
 - $\pm 2,089$ SF Main floor office including reception, open work areas, staff kitchen, multiple private offices, and two washrooms
 - $\pm 1,100$ SF Second floor office and ± 990 SF mezzanine, offering additional private offices, open collaborative space, and a boardroom
- $\pm 2,178$ SF Warehouse area with rear-grade loading
- Located in the established Foothills Industrial Park, Calgary's premier SE industrial corridor
- General industrial zoning allows for a wide range of uses: warehousing, light manufacturing, automotive, training facilities, and other general industrial operations
- Functional layout ideal for businesses needing both administrative space and warehouse operations under one roof
- Situated within a professionally managed complex with good access to Glenmore Trail, Deerfoot Trail, and Stoney Trail

FOR SALE

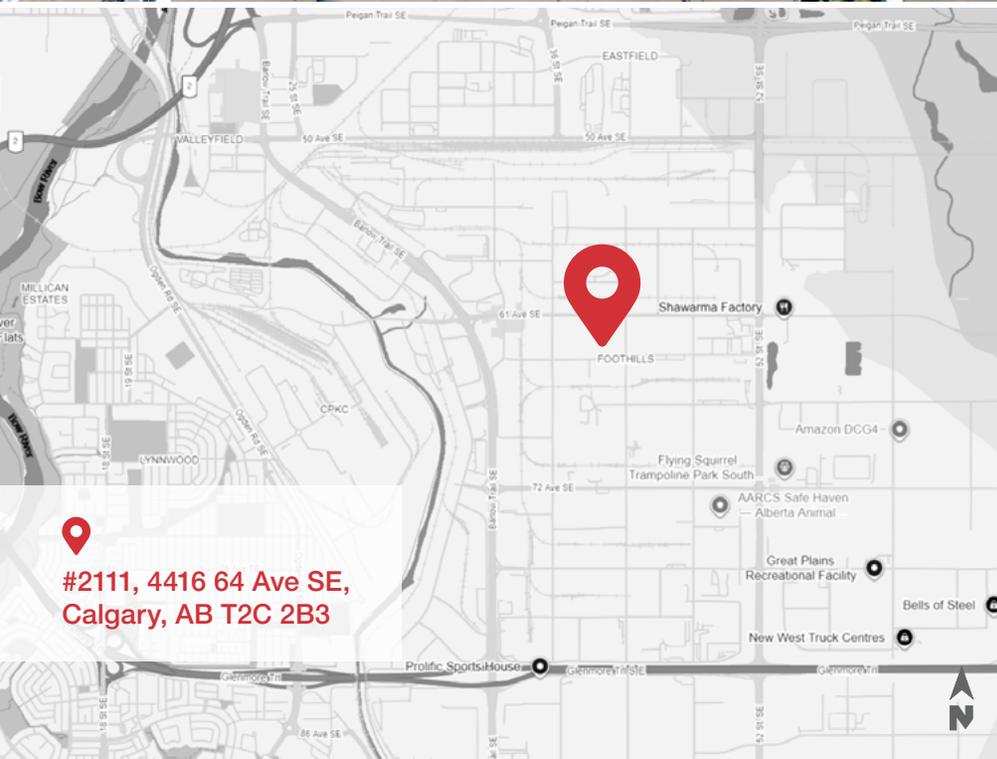
$\pm 6,357$ SF

INDUSTRIAL CONDO

📍 3633 8 St SE, Calgary, AB T2G 3A5

📞 403 984 9800

🌐 naiadvent.com



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Calgary, AB T2C 2B3**

NAI Advent

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ABOUT THE PROPERTY

LEGAL ADDRESS	Plan: 0910386; Lot: Unit 15
COMMUNITY	Foothills
YEAR BUILT	2009
UNIT SIZE	±6,357 SF
OFFICE SIZE	Main floor — ±2,089 SF Second floor — ±1,100 SF
WAREHOUSE SIZE	±2,178 SF
CONCRETE MEZZANINE	±990 SF
ZONING	I-G (Industrial - General)
PROPERTY TAX	\$21,595.08 (2026)
SALE PRICE	Market
OCCUPANCY	Negotiable

For more information,
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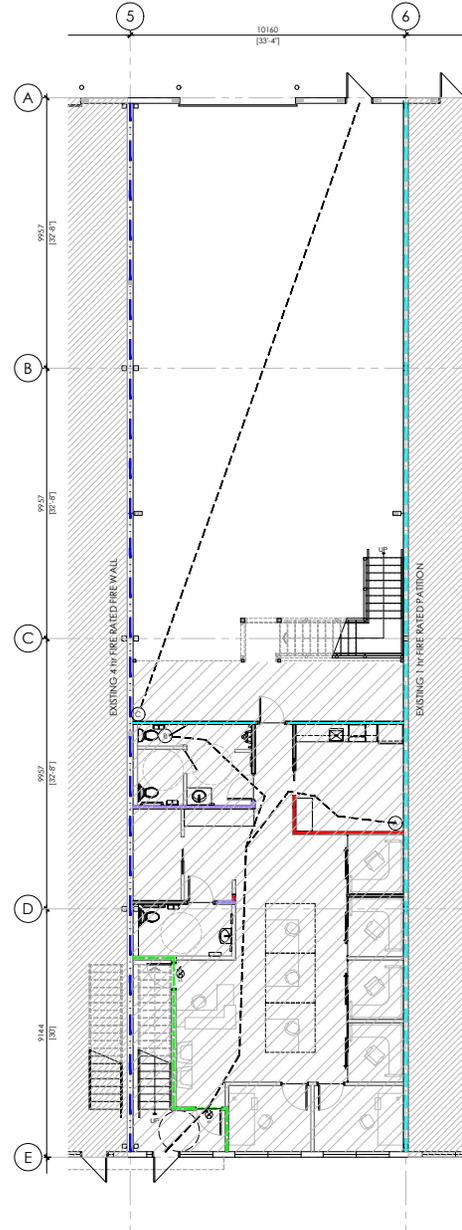
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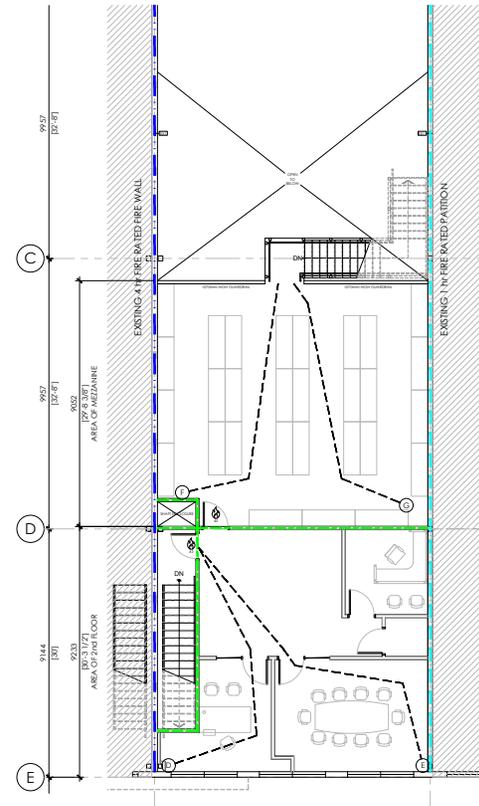
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PROPERTY FLOOR PLANS

MAIN FLOOR



SECOND FLOOR / MEZZANINE





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