



2nd Floor Office Space

Owner-User Opportunity | Unit #267, 4999 43 Street SE, Calgary, AB T2B 3N4

PROPERTY HIGHLIGHTS

- Positioned on the second floor, this professionally finished $\pm 1,857$ SF office condo offers an exceptional opportunity to own quality office space in a highly accessible southeast Calgary location.
- The thoughtfully designed layout includes a bright executive corner office with expansive south- and west-facing windows showcasing beautiful mountain views, three additional private offices and a spacious boardroom, which could also be converted into a bullpen-style workspace ideal for collaborative workstations.
- The space also features a fully enclosed kitchenette, a private washroom, and durable hard-surface flooring throughout, creating a modern, move-in-ready working environment.
- Four assigned parking stalls are included, along with convenient visitor parking and additional street parking nearby.
- Whether you're looking to establish or expand your business, this well-maintained office offers a functional layout, excellent natural light, and outstanding value in one of Calgary's established southeast business parks.

FOR SALE

$\pm 1,857$ SF

OFFICE SPACE

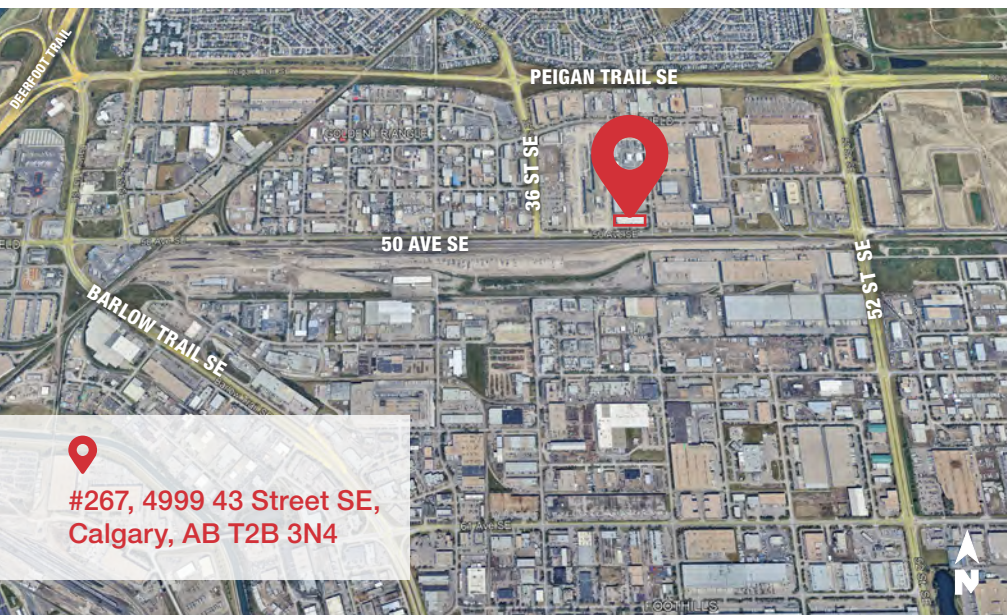
For more information,
please contact:



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#267, 4999 43 Street SE,
Calgary, AB T2B 3N4

ABOUT THE PROPERTY

ZONING	I-G (Industrial - General)
LEGAL ADDRESS	Plan: 0011437; Units: 33 & 34
COMMUNITY	Eastfield
YEAR BUILT	2000
UNIT SIZE	±1,857 SF
PROPERTY TAX	\$9,236.05
CONDO FEES	\$495.62
SALE PRICE	\$560,000.00
PARKING	4 Stalls plus visitor and Street Parking
OCCUPANCY	within 30 Days

ABOUT EASTFIELD BUSINESS DISTRICT

- Eastfield Business District is one of Calgary's most established industrial and logistics hubs, strategically positioned in the city's southeast industrial corridor.
- Renowned for its exceptional connectivity, the district provides direct access to major transportation routes including 52 Street SE, Peigan Trail, Barlow Trail, Deerfoot Trail, and Stoney Trail, enabling efficient movement of goods throughout Calgary and Western Canada.
- The area is home to a diverse mix of warehousing, distribution, manufacturing, transportation, and service-based businesses.
- Located approximately 15 minutes from Downtown Calgary.

DEMOGRAPHICS & ACCESSIBILITY

Eastfield Business District offers businesses access to a substantial labour pool drawn from Calgary's established east and southeast communities. The area's central location within Calgary's industrial corridor provides convenient access for employees, customers, and suppliers, while its proximity to major transportation routes supports efficient commuting and workforce mobility. Eastfield remains a preferred destination for logistics, manufacturing, warehousing, transportation, and industrial service users seeking a strategic and well-connected business location

Within a 10 km radius, the area boasts a population of over 437,010 residents, expected to grow by 2.5% annually through 2033. Average household income in this trade area exceeds \$122,690 and there are more than 400,581 daytime employees within reach — including over 25,000 in retail and service businesses.



437,010+
RESIDENTS



400,581+
DAYTIME
EMPLOYEES



\$122,690+
AVG HOUSEHOLD
INCOME



124,000+
DEERFOOT TRL
TRAFFIC



25,000+
RETAIL & SERVICE
WORKERS



2.5% / YEAR
ANNUAL GROWTH
(POPULATION)

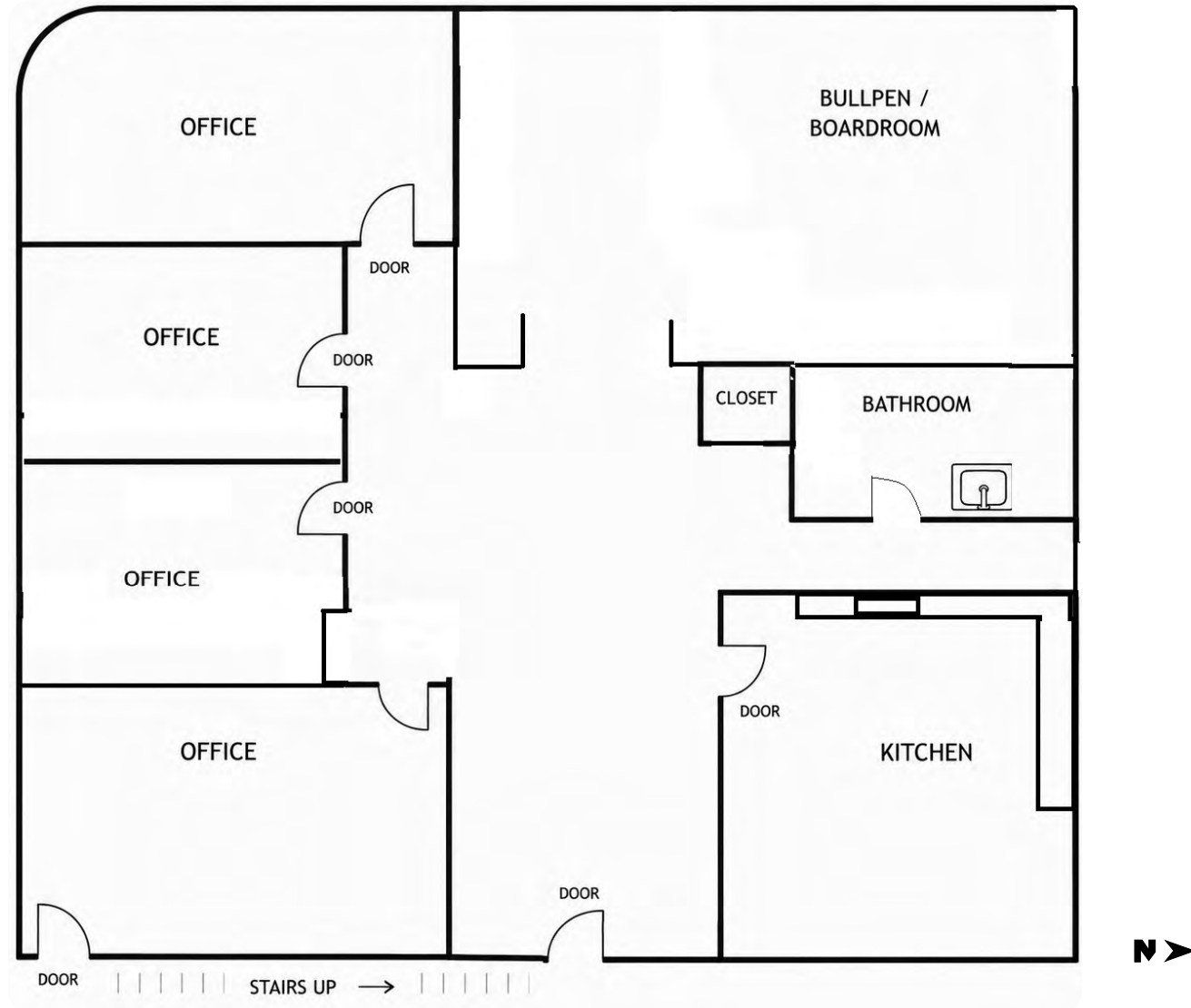


BUS STOP
VARIOUS BUS STOP
NEARBY



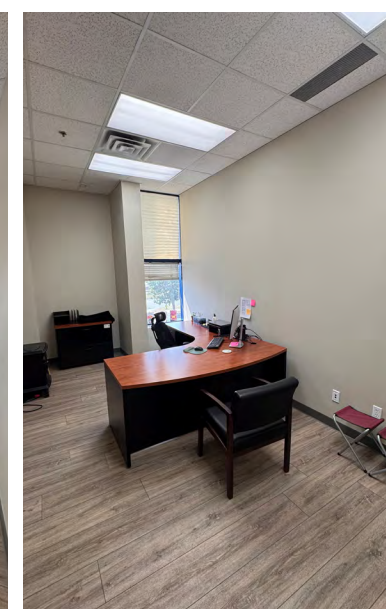
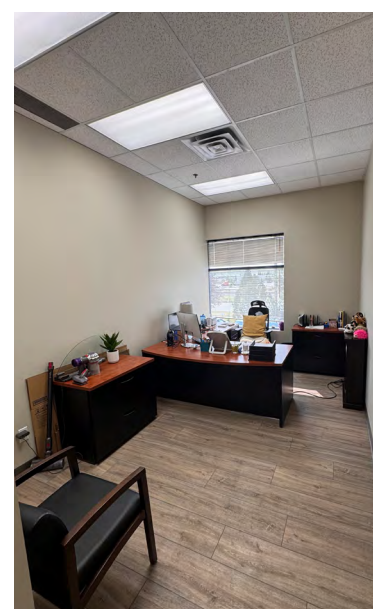
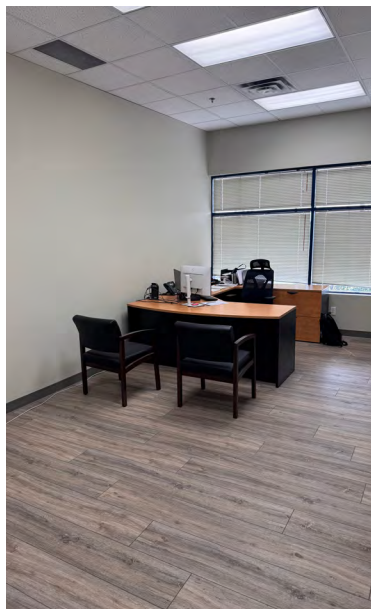
PARKING
STALLS
ON SITE

PROPERTY FLOOR PLANS



**Floor plan is for illustrative purposes only and not to scale.*

UNIT 267 INTERIOR PHOTOS





ADVENT COMMERCIAL REAL ESTATE CORP.

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