



FOR SALE

±4,868 SF

WAREHOUSE CONDO

NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

End Cap Unit With Ample Office Build Out

Unit 1, 3500 27 Street NE, Calgary, AB T1Y 5E2 | Building A | Horizon

PROPERTY HIGHLIGHTS

- » Multiple private offices with ample natural light, creating a bright and comfortable working environment
- » Excellent accessibility to major transportation routes, including 32nd Avenue NE and Barlow Trail NE
- » Significant office build-out spanning two floors, providing a substantial amount of functional workspace
- » Multiple private offices with ample natural light, ideal for focused work and private meetings
- » Dedicated showroom space offering an attractive area for product displays, customer interactions, or client presentations
- » Flexible layout suitable for a variety of office, showroom, and commercial uses
- » Well-suited for businesses seeking a combination of professional office space and a small warehouse area
- » Located within an established commercial area with convenient access to nearby amenities and services

For more information,
please contact:



Brody Butchart | Senior Associate

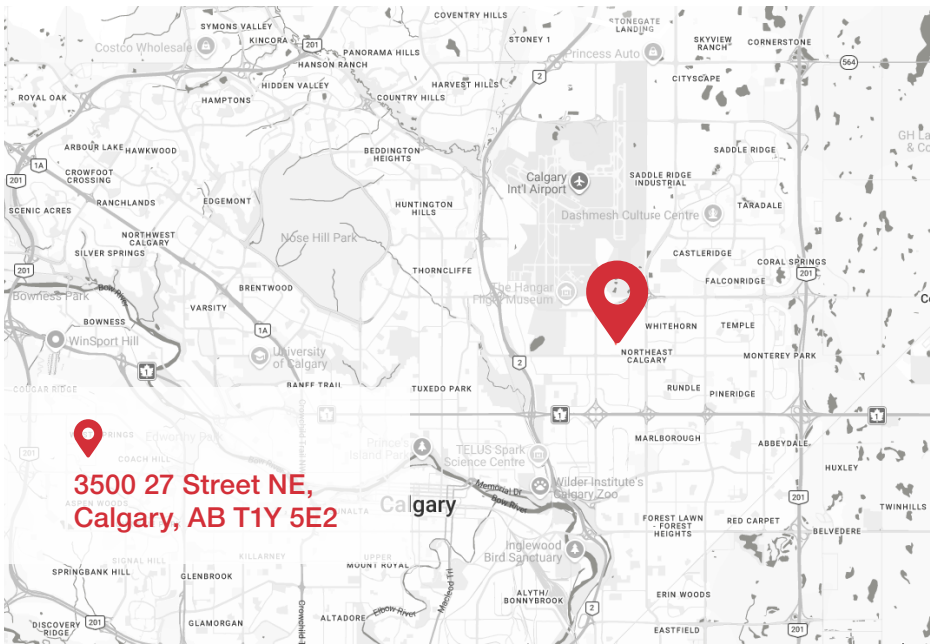
+1 403 389 7857

bbutchart@naiadvent.com

📍 3633 8 St SE, Calgary, AB T2G 3A5

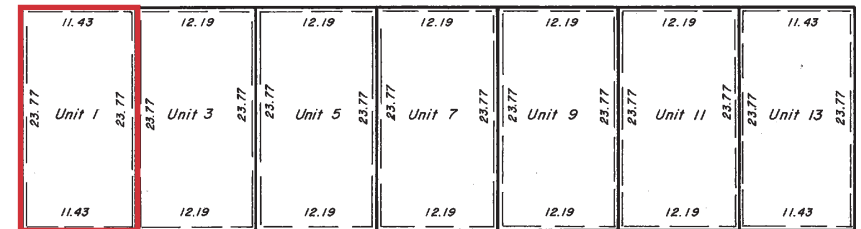
📞 403 984 9800

🌐 naiadvent.com

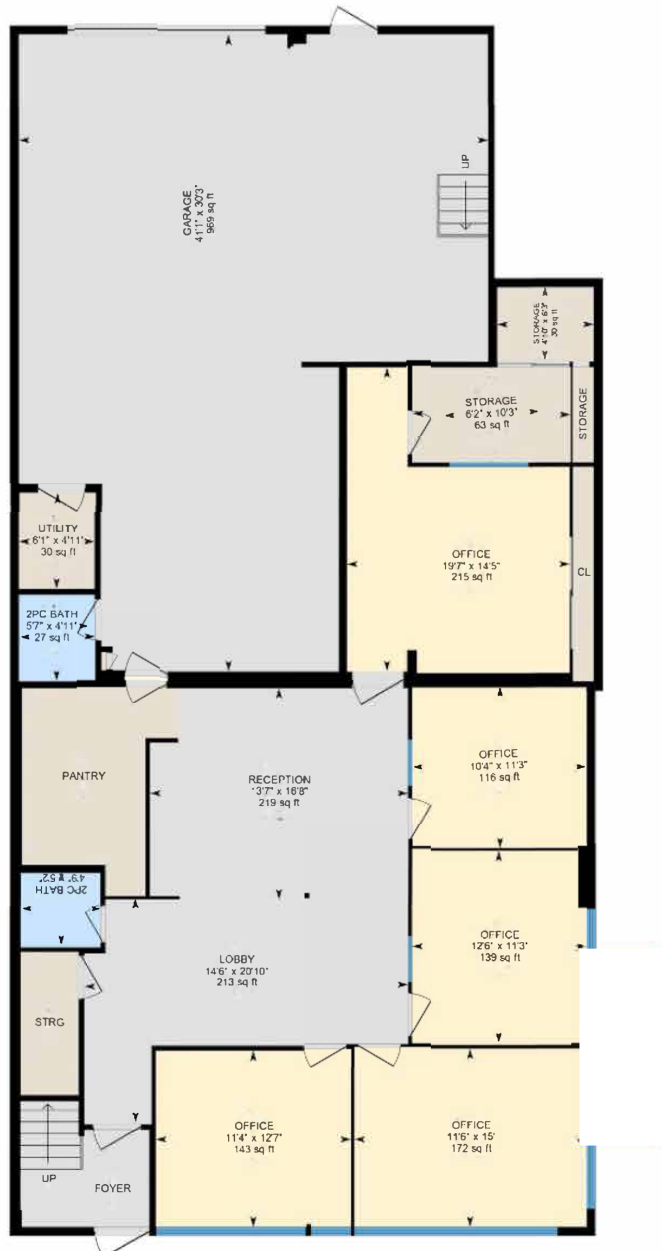


ABOUT THE PROPERTY

LEGAL ADDRESS	8111238
ZONING	I-G (Industrial - General)
YEAR BUILT	1980
UNIT SIZE	±4,868 SF
WAREHOUSE	±1,245 SF
OFFICE	±3,623 SF
STORIES	2
LOADING	Overhead drive-in door (14 x 12)
CEILING HEIGHT	21'
PARKING	4 Surface Stalls
CONDO FEES	\$974.10 PSF *
PROPERTY TAXES	\$18,358.83
SALE PRICE	\$1,175,000

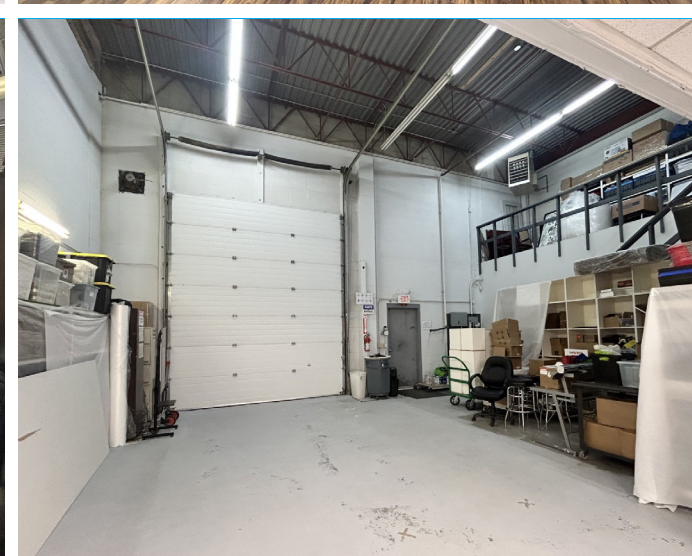
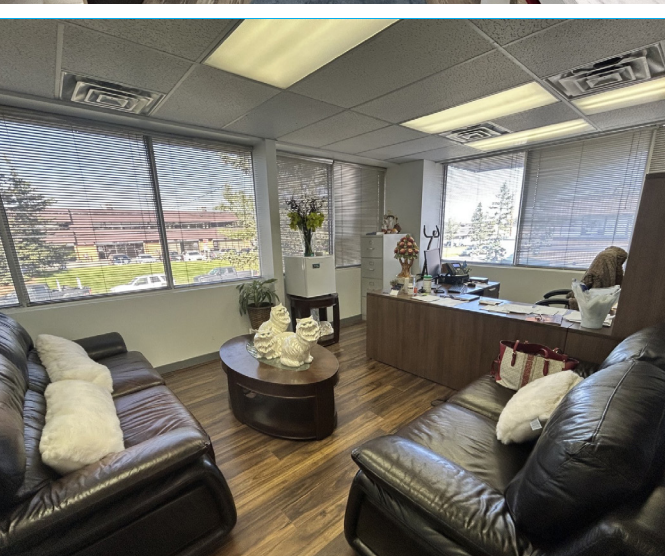


FLOOR PLAN - MAIN FLOOR



FLOOR PLAN - 2ND FLOOR







ADVENT COMMERCIAL REAL ESTATE CORP.

High-Visibility Corner Unit

±4,868 SF Office & Showroom Build-out | Unit 1, 3500 27 Street NE, Calgary, AB T1Y 5E2

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which NAI Advent deems reliable, however, NAI Advent assumes no responsibility for the degree of accuracy of such information, nor does NAI Advent represent or warrant the information contained herein. Recipients hereof should conduct their own investigations to determine the accuracy of information contained herein. The information contained herein is subject to change without notice.



Brody Butchart

+1 403 389 7857

bbutchart@naiadvent.com



Liliya Chukleva

+1 403 830 5262

lichukleva@naiadvent.com



Kaile Landry

+1 403 984 9806

klandry@naiadvent.com



Jennifer Myles

+1 403 975 2616

jmyles@naiadvent.com