

±2,377 sf

Bay 68



## WAREHOUSE/OFFICE IN GOLDEN TRIANGLE FOR SALE

4807 32nd Street SE,  
Calgary



1 (10'x12')  
drive-in



200A; 208V  
power



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CELEBRATING

50 YEARS

1973-2023



- » Quick access to Barlow, Peigan, and Deerfoot Trails.
- » Professionally installed category 6 network cabling with wall-mounted equipment.
- » Motion detecting security system complete with digital cameras



## PROPERTY INFORMATION

ADDRESS: 4807 32nd Street SE, Calgary

LEGAL: Condo Plan 1013245, Unit 3

DISTRICT: Golden Triangle

ZONING: I-G (Industrial General)

YEAR BUILT: 2008

PROPERTY AREA:

BAY 68 – WAREHOUSE/OFFICE:

Warehouse: ± 1,363 sq. ft.

Office: ± 1,014 sq. ft. (main + 2nd)

TOTAL: ± 2,377 sq. ft.

LOADING: 1 (10'x12') drive-in

CEILING HEIGHT: 21'-8" (TBV)

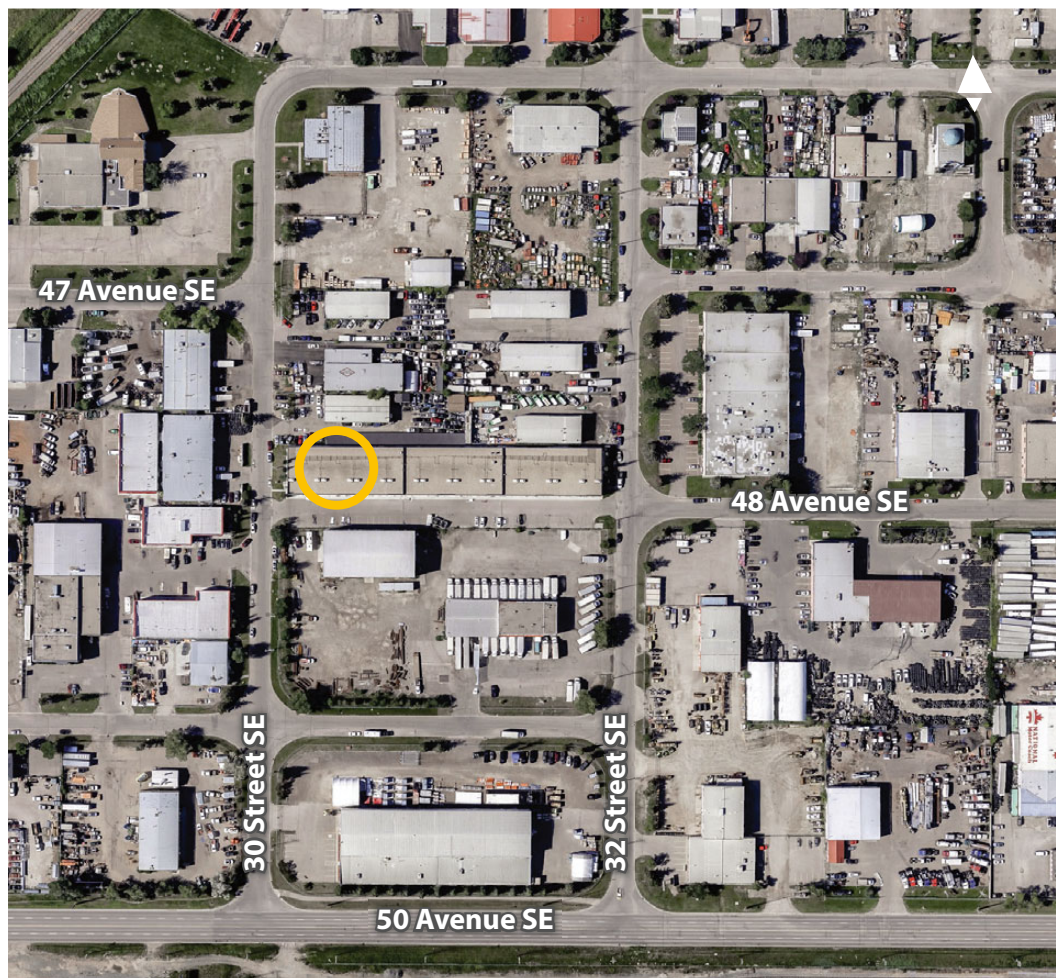
POWER: 200A; 208V (TBV)

HEATING:

- » Rooftop HVAC for office;
- » Gas fired heater unit for warehouse

PARKING:

2 parking stalls (one assigned and one un-assigned)



## SALE INFORMATION

AVAILABILITY: Immediate

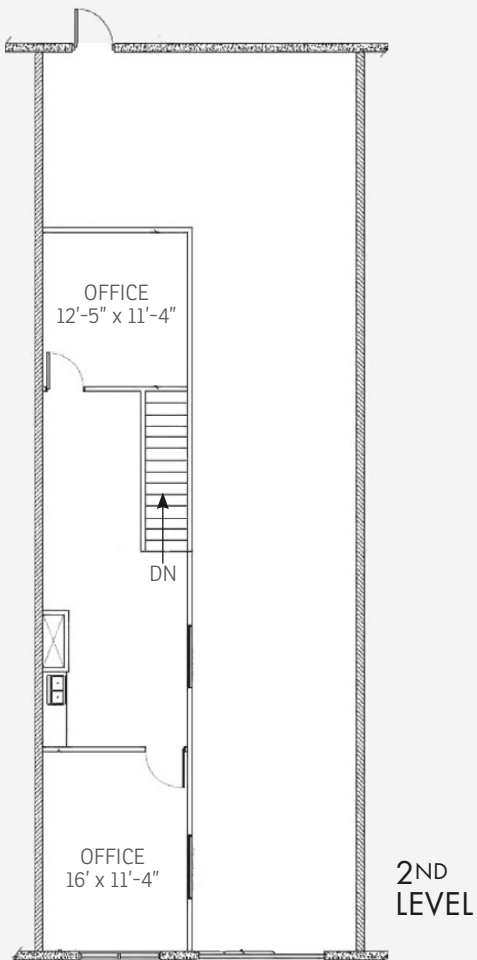
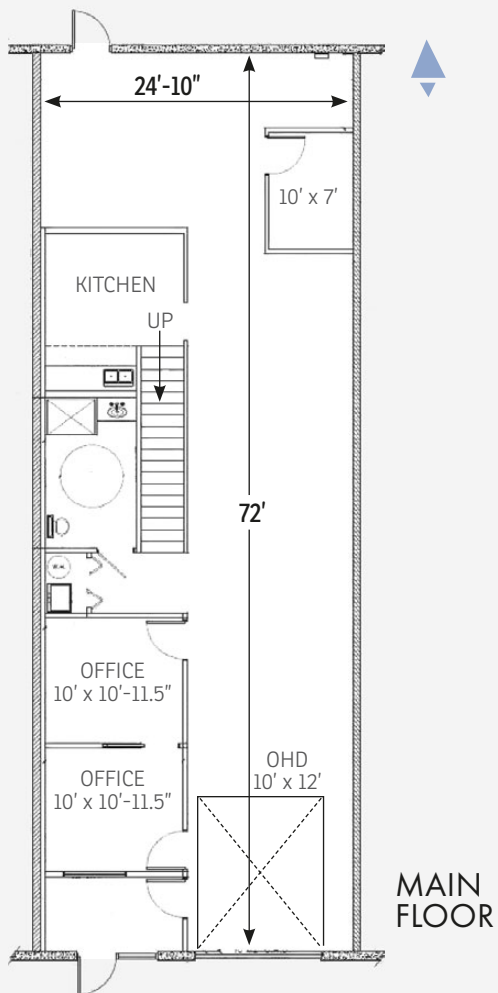
PROPERTY TAXES: \$9,547.36 (2024)

CONDO FEES: \$237.60/mo (2024)

ASKING PRICE: \$540,000











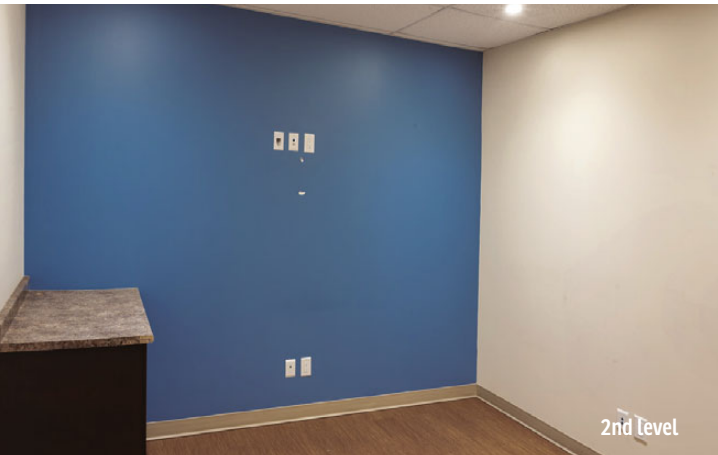
Main floor



Main floor



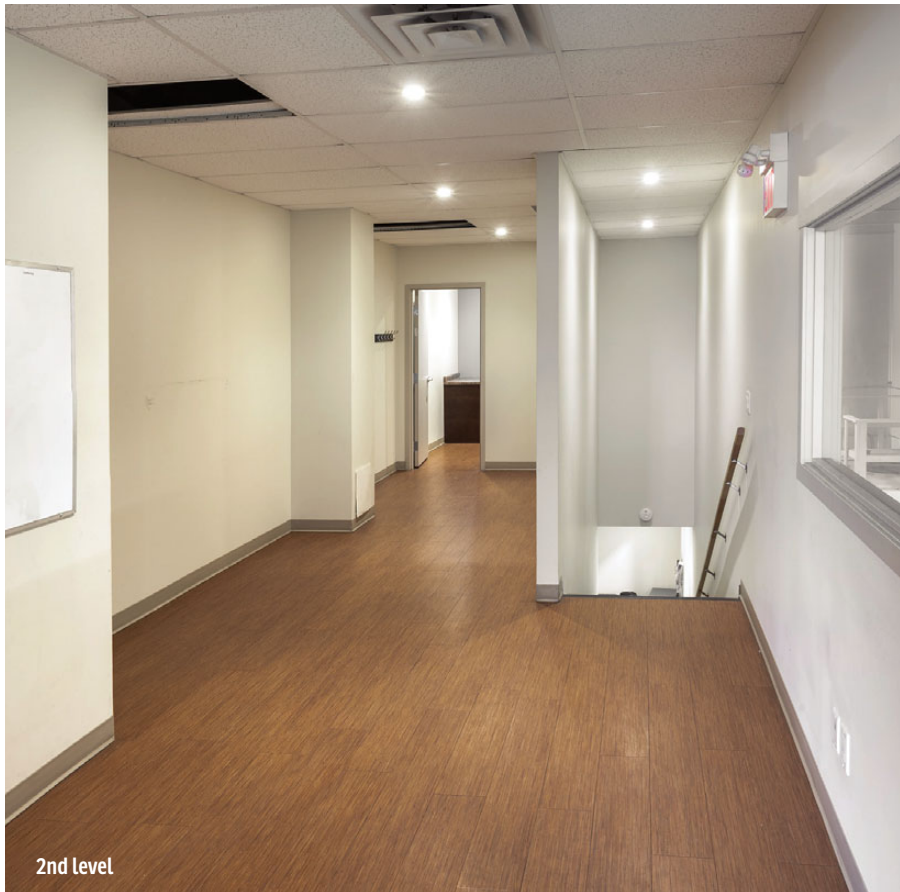
Kitchen



2nd level



2nd level



2nd level

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