

Excellent exposure on 36 St. SE Ample free parking

4,946 sf  
Unit 307



# FLEX SPACE IN EASTFIELD INDUSTRIAL FOR SALE

Unit 307, 3750 46 Avenue SE  
Calgary



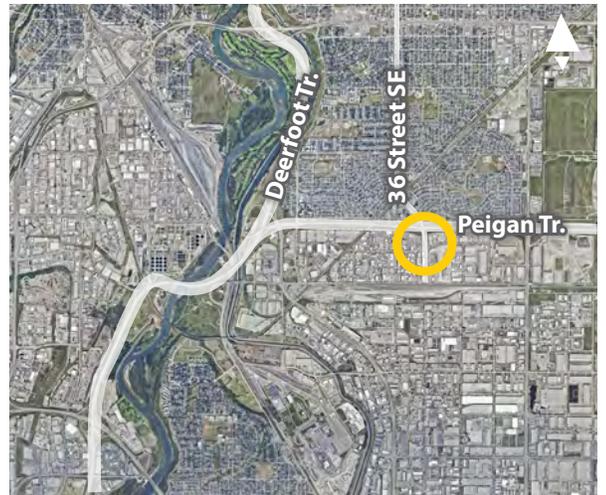
Office/Showroom



Warehouse



10'x12' drive-in



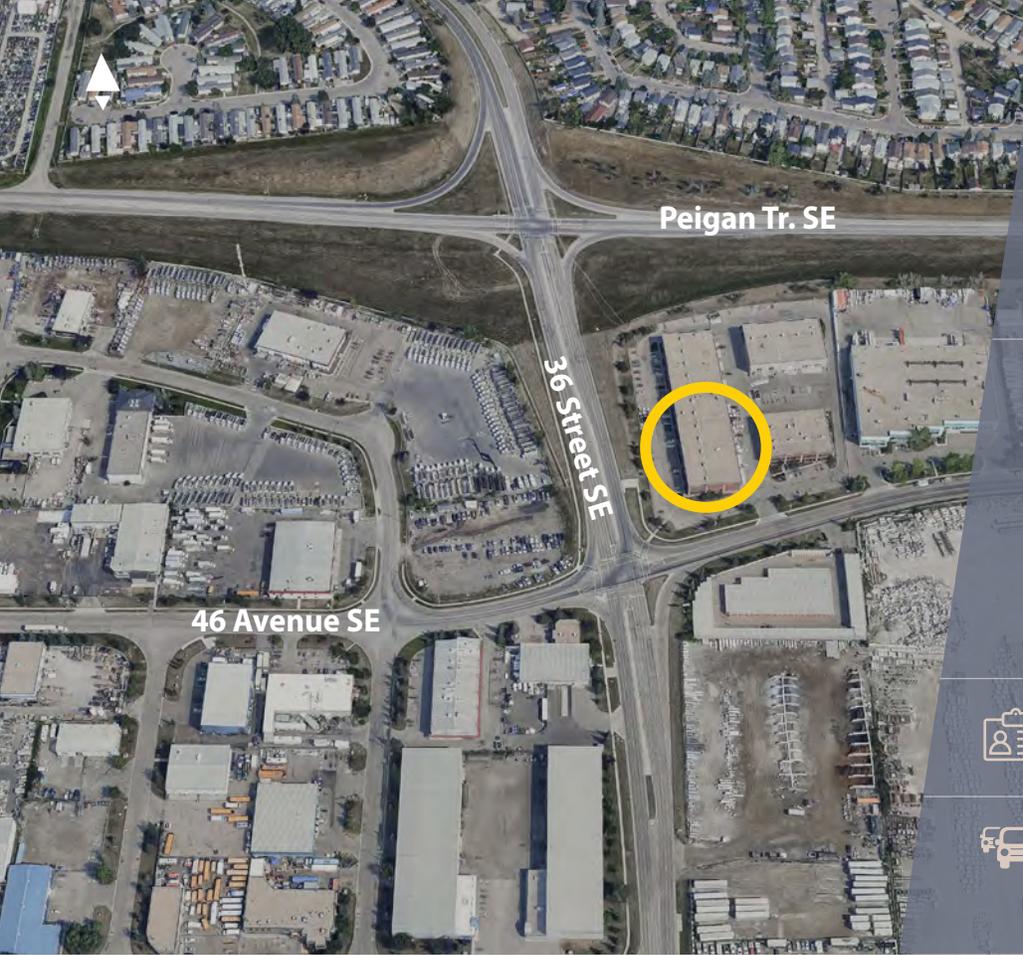
FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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LOCAL EXPERTISE MATTERS



## AREA DEMOGRAPHICS (2 km radius)

Population **17,618** Median Age **40.5**

Average Household Income **\$89,036**

### Current Consumption / Household

FOOD **\$12,051** HEALTH CARE **\$4,589**

RECREATION **\$3,496** PERSONAL CARE **\$1,518**

LIQUOR/TOBACCO **\$2,791** CLOTHING **\$2,637**

Daytime Employment **12,652** EMPLOYEES **964** BUSINESSES

Traffic Count **5,000** VEHICLES DAILY ON 36 STREET SE

Sources: Statistics Canada, City of Calgary, CoStar

## PROPERTY INFORMATION

ADDRESS: 3750 46 Avenue SE, Calgary

SUBDIVISION: Eastfield

LEGAL DESCRIPTION: Plan 0711408; Unit 6

ZONING: I-B (Industrial Business)

YEAR OF CONSTRUCTION: 2007

### GROSS LEASABLE AREA:

UNIT 307

1,594 sq. ft. – main floor office/showroom

1,493 sq. ft. – 2nd floor office

1,459 sq. ft. – warehouse

400 sq. ft. – mezzanine

TOTAL: 4,946 sq. ft.

CEILING HEIGHT: ~22' (clear)

POWER: 225 A (TBV)

LOADING: 1 x 10' x 12' drive-in

PARKING: Ample scramble, free of charge

2025 PROPERTY TAXES: \$19,910

CONDO FEES: \$967.01/mo (\$11,604.12/yr)

PRICE: \$1,100,000



Floorplans are for reference only and to be verified. Subject to change.

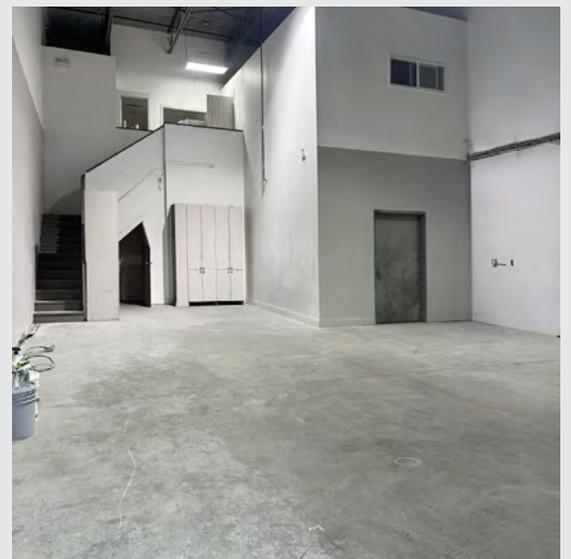
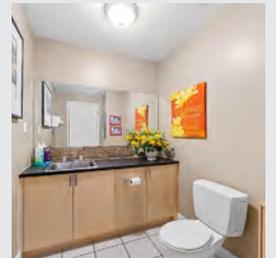
MAIN  
FLOOR  
OFFICE



2ND  
FLOOR  
OFFICE



WAREHOUSE  
AND  
MEZZANINE



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LOCAL EXPERTISE MATTERS