OFFICE+WAREHOUSE IN SOUTH AIRWAYS FOR SALE

1916A 30 Avenue NE
Calgary

1 (12'x12') drive-in

100A, 120/208V

18' Ceiling height

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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ESTABLISHED INDUSTRIAL NODE

Located in South Airways, an established industrial node with excellent access to Barlow Trail and 32 Avenue NE, providing convenient connectivity to Deerfoot Trail.

CONVENIENT ACCESS

The property is accessible from both 30 Avenue NE and 32 Avenue NE and features a generous paved lot for convenient access and parking.

QUALITY OFFICE IMPROVEMENTS

High-quality second-floor office improvements, complemented by a shower and well-maintained premises throughout.

PROPERTY INFORMATION

ADDRESS: 1916A 30 Avenue NE, Calgary

DISTRICT: South Airways

LEGAL DESCRIPTION: Plan 7911330; Unit 4

ZONING: I-G (Industrial General)

YEAR BUILT: 1979

AVAILABLE FOR SALE:

UNIT 4

575 sq. ft. – main floor office
583 sq. ft. – 2nd floor office
1,392 sq. ft. – warehouse

Video Tour

TOTAL: 2,550 sq. ft.
Plus 585 sq. ft. bonus mezzanine (storage/kitchen)

CEILING HEIGHT: 18' (clear, TBV)

LOADING: 1 (12'w x 12'h) drive-in with electric opener

POWER: 100A, 120/208V (TBV)

HEATING/HVAC:

- HVAC – office
- Overhead gas-fired heater unit – warehouse.

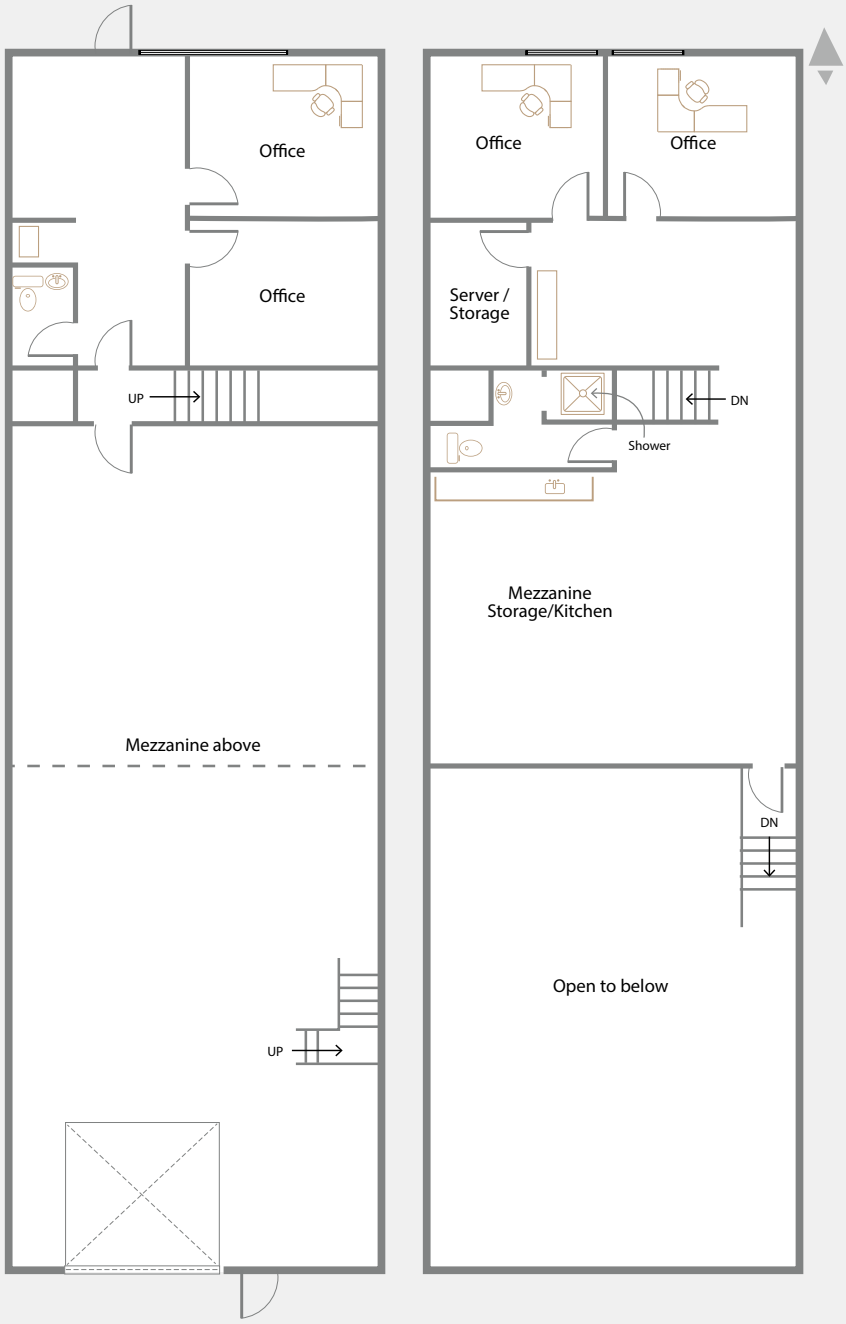
SUMP: Dual compartment

PARKING:

- 2 stalls in front of the unit,
- 2 stalls on the west side of property,
- 3 stalls on the back (directly behind the unit).

FEATURES:

- High-quality office improvements on the second floor
- Bathroom with shower on the 2nd floor
- Office furniture included



Not to scale. May not be exactly as shown.

FINANCIAL INFORMATION

AVAILABILITY: Immediate

CONDO FEES (2026): $782.33 / mo

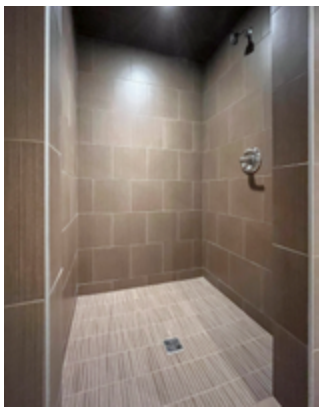
PROPERTY TAXES: $10,753.24 (2026)

ASKING PRICE: $675,000 CONDITIONALLY SOLD

OWN vs LEASE ANALYSIS

	OWN	LEASE
Area	2,550 sq. ft.	2,550 sq. ft.
Purchase price / Lease rate	$675,000	$15.00 / sq. ft.
Down payment (20%)	$135,000	$0
Amount financed	$540,000	N/A
Monthly payment	$2,850	$3,188
Payments over 5 years	$171,019	$191,250
Principal paydown	$69,635	$0
Appreciation gain (3% annually)	$107,510	$0
Equity built over 5 years	**$312,145**	**$0**

At $675,000, the monthly ownership cost is roughly $337/mo. less than leasing. In addition to the monthly savings, ownership builds an estimated $312,145 in equity over five years through the initial down payment, principal paydown and potential appreciation.



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