

For Sale or Lease

936 - 42 Avenue SE

Rare opportunity!

- Freestanding 25,426 sf building on 1.24 acres in the central market
- High quality showroom area which can be converted to office
- Dock and drive-in loading
- Immediate access to major roadways (Blackfoot Trail and Macleod Trail)
- Ample paved parking and fully fenced yard
- Immediate proximity to three City of Calgary transit stops

CLICK OR SCAN FOR:









Property Details

| District | Highfield | |
|----------------|--|---------------------------|
| Zoning | I-G (Industrial General) | |
| Building Size | Showroom / Office Warehouse | 6,326 s.f. 19,100 s.f. |
| | Total: | 25,426 s.f. |
| Site Size | 1.24 acres with secured yard measuring ± 20' x 150' | |
| Available | Immediately | |
| Lease Rate | Market | |
| Sale Price | Market | |
| Property Taxes | \$76,181.82 (2025) | |

| Sprinklers | Yes | |
|----------------|---|--|
| Ceiling Height | ± 18' clear | |
| Loading | 5 Dock doors, 1 Drive-in door (ramped) | |
| Power | 400 Amp @ 347/600 Volt (TBV) | |
| Parking | ± 42 stalls | |
| Features | Excellent central location with direct exposure to 42 Avenue SE Access for 53' trailers Natural light in warehouse Loading doors on three sides of building Five access points into site Roof replaced in 2023 | |



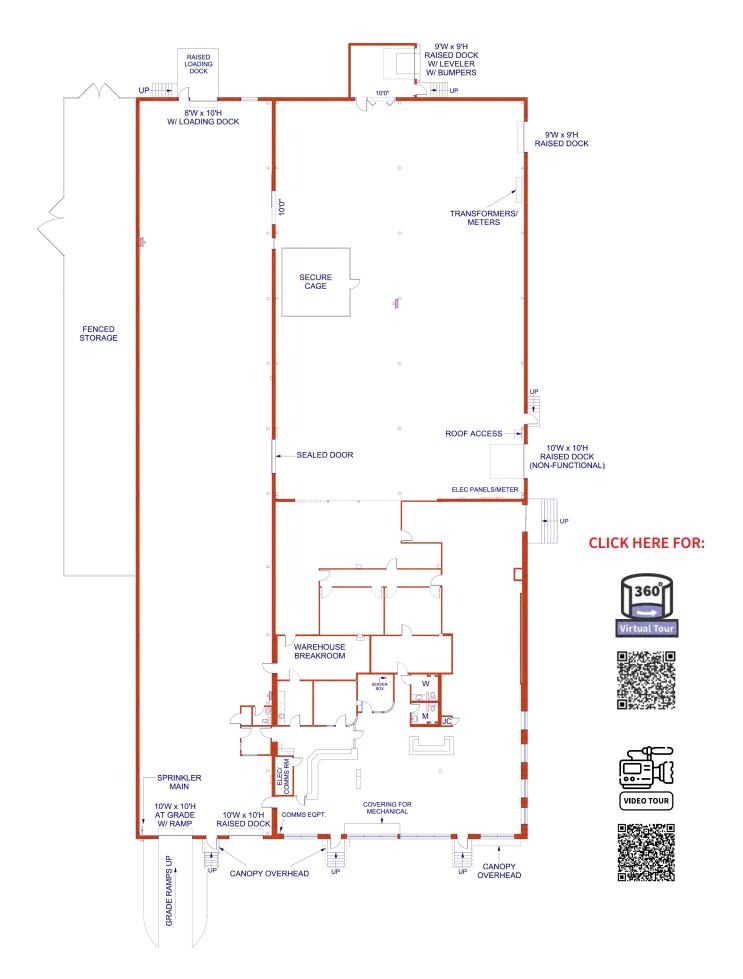




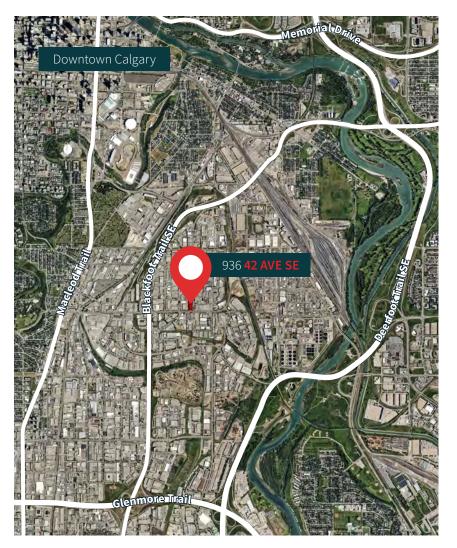




Building Floor Plan



Property Location









Major Roads and Destinations

Deerfoot Trail **→ 4 min.**

Blackfoot Trail → 1 min.

Glenmore Trail → 5 min.

Stoney Trail East → 15 min.

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Downtown Calgary → 10 min.

Calgary Int. Airport → 20 min.



JLL SEE A BRIGHTER WAY

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