

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:

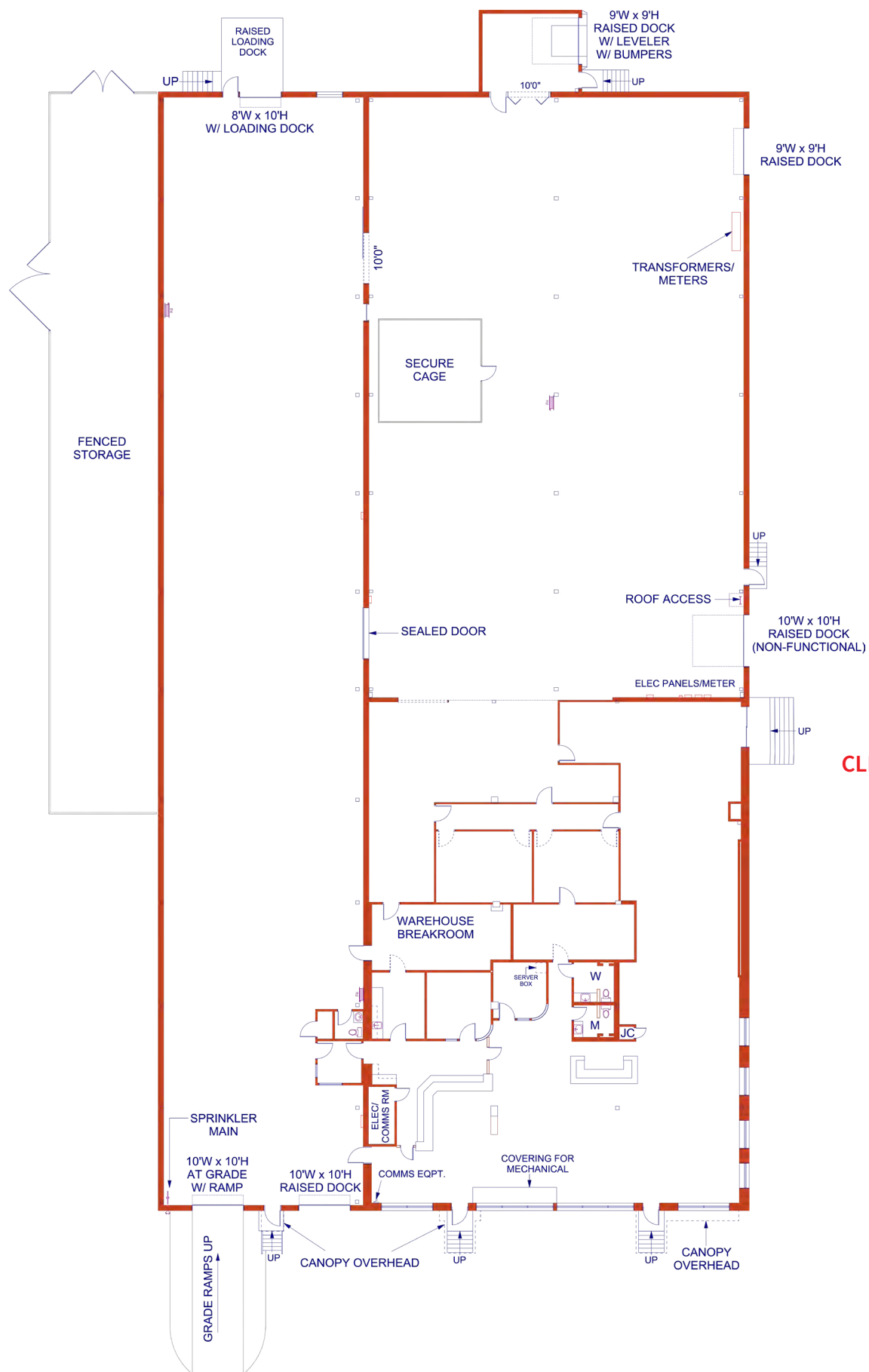


Property Details

| | | | |
|-----------------------|---|-----------------------|--|
| District | Highfield | Sprinklers | Yes |
| Zoning | I-G (Industrial General) | Ceiling Height | ± 18' clear |
| Building Size | Showroom / Office 6,326 s.f. Warehouse 19,100 s.f. Total: 25,426 s.f. | Loading | 5 Dock doors, 1 Drive-in door (ramped) |
| Site Size | 1.24 acres with secured yard measuring ± 20' x 150' | Power | 400 Amp @ 347/600 Volt (TBV) |
| Available | Immediately | Parking | ± 42 stalls |
| Lease Rate | Market | Features | <ul style="list-style-type: none">• 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 |
| Sale Price | Market | | |
| Property Taxes | \$76,181.82 (2025) | | |



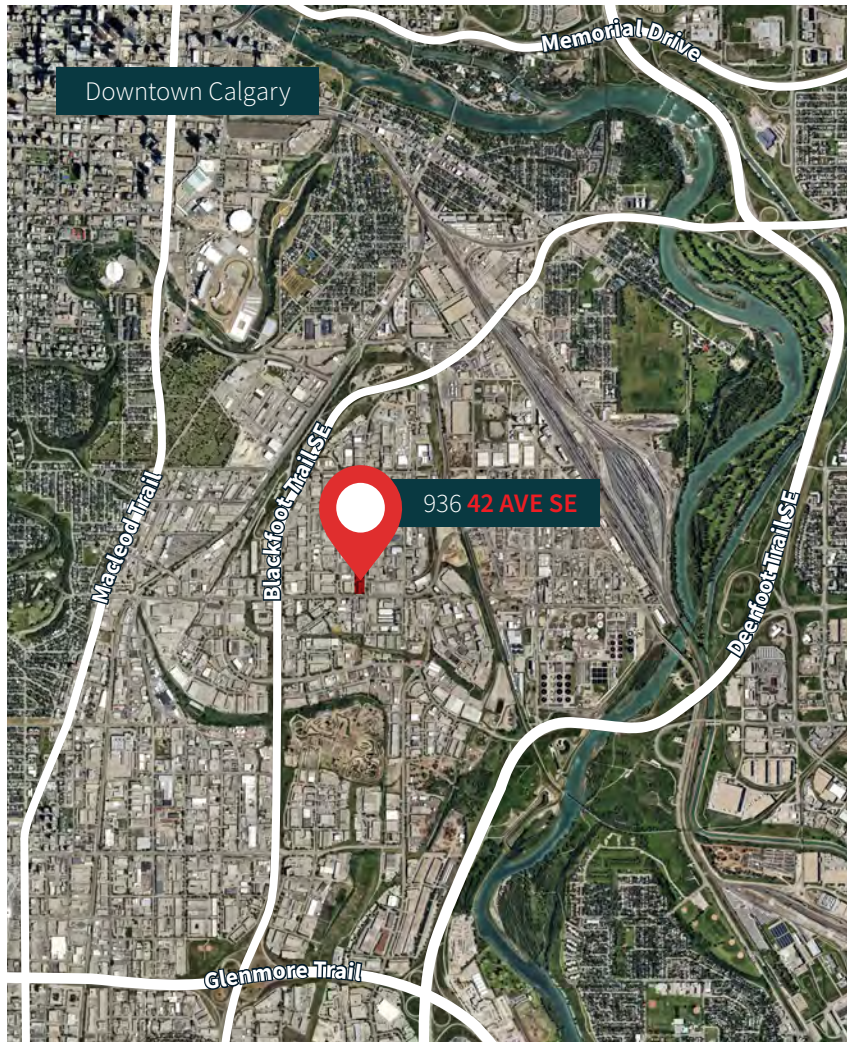
Building Floor Plan



CLICK HERE FOR:



Property Location



Major Roads and Destinations

Deerfoot Trail → **4 min.**

Stoney Trail East → **15 min.**

Blackfoot Trail → **1 min.**

Downtown Calgary → **10 min.**

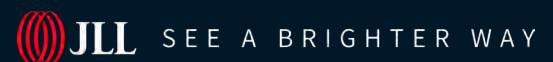
Glenmore Trail → **5 min.**

Calgary Int. Airport → **20 min.**

Stoney Trail East → **15 min.**



Contact us for more information



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