



For Lease

936 - 42 Avenue SE

Rare opportunity!

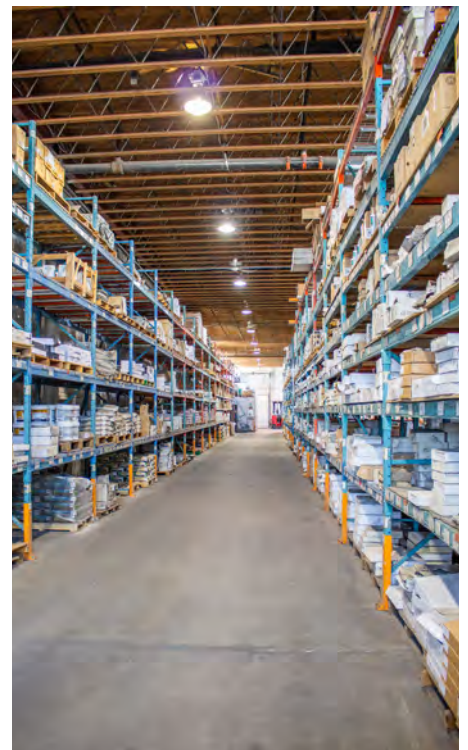
- Freestanding 25,426 sf building on 1.24 acres in the central market
- High quality showroom area which can be converted to office
- Dock and drive-in loading
- Immediate access to major roadways (Blackfoot Trail and Macleod Trail)
- Ample paved parking and fully fenced yard
- Immediate proximity to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

CLICK OR SCAN FOR:

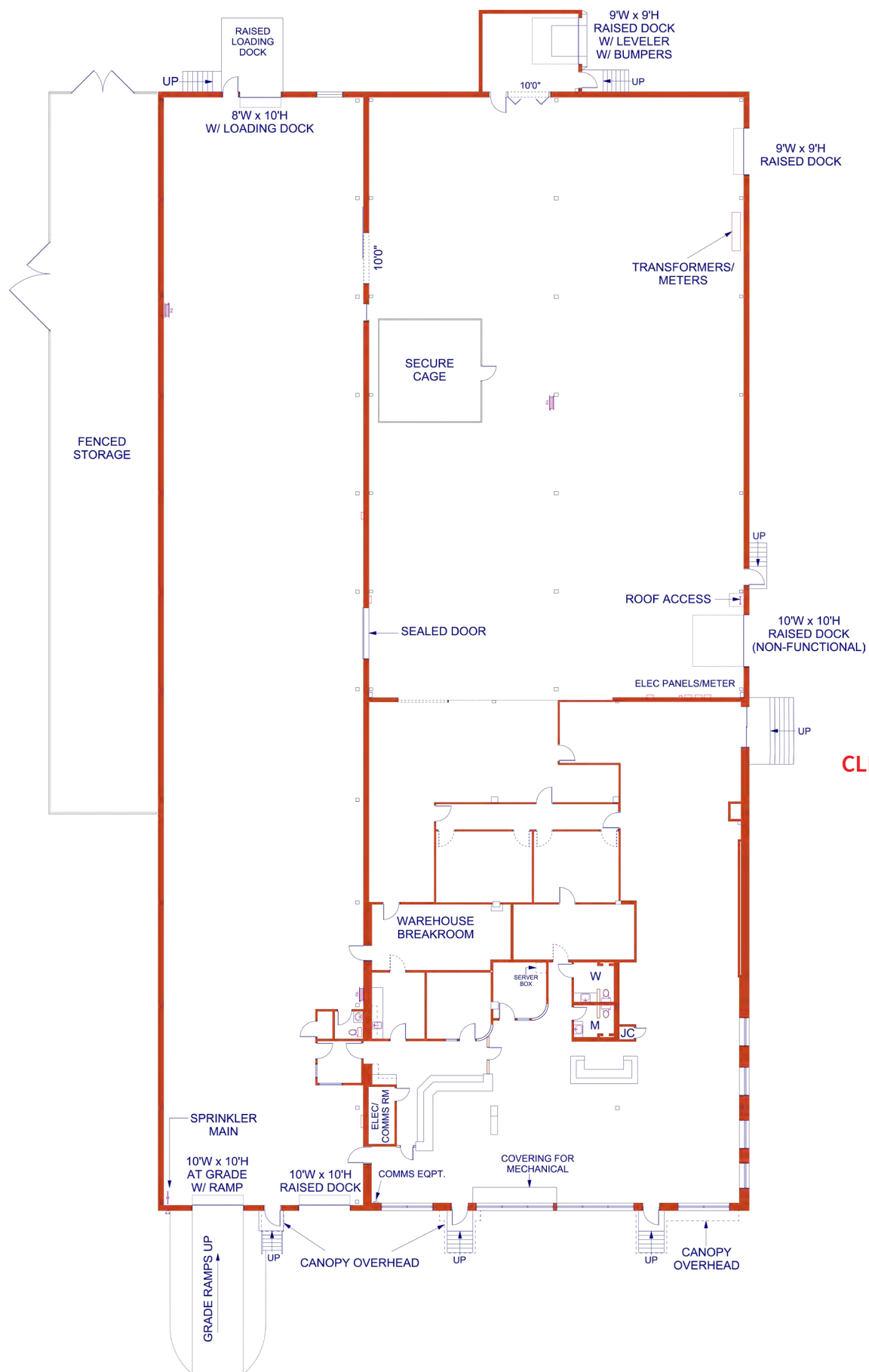


Property Details

District	Highfield	Ceiling Height	± 18' clear
Zoning	I-G (Industrial General)	Loading	5 Dock doors, 1 Drive-in door (ramped)
Building Size	Showroom / Office 6,326 s.f. Warehouse 19,100 s.f. Total: 25,426 s.f.	Power	400 Amp @ 347/600 Volt (TBV)
Site Size	1.24 acres with secured yard measuring ± 20' x 150'	Parking	± 42 stalls
Available	Immediately	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
Lease Rate	Market		
Op. Costs	\$4.50 p.s.f. (2025)		
Sprinklers	Yes		



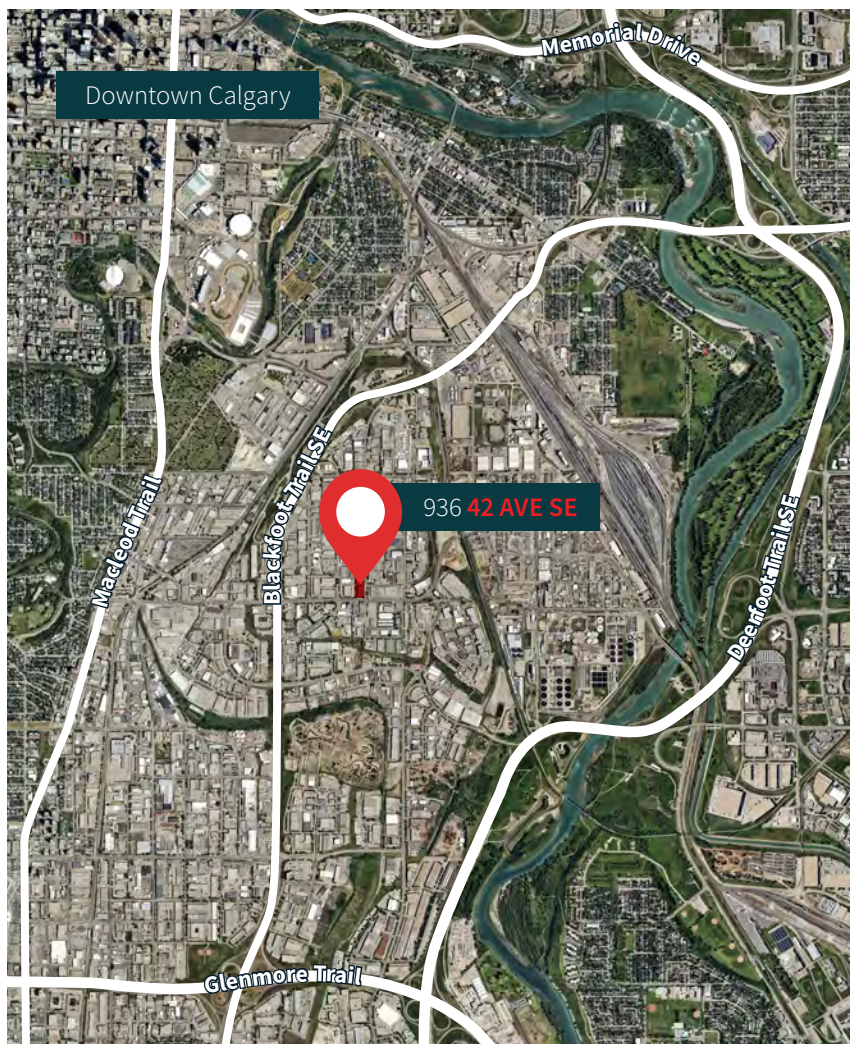
Building Floor Plan



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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