



 **JLL** SEE A BRIGHTER WAY

For sale

110, 120 - 5040 12a St SE
Calgary, AB

Two Story Building for Sale

This standalone owner-occupier building offers 8,955 square feet of highly functional useable area across two distinct addresses (110 and 120, 5040 12A Street), ideally suited for businesses seeking a turnkey operational facility. The property currently operates as a single unified space but maintains dual electrical services and can be readily re-demised into two separate units with relatively straightforward modifications—either installation of a fire-rated door or reconstruction of the previously removed demising wall, subject to City permit approval.

The building has been significantly enhanced through over \$560,000 in strategic capital improvements, including the complete replacement of rooftop units (RTUs), ensuring modern and efficient HVAC systems throughout. The warehouse component has been expertly converted into premium expansion office space, currently accommodating seating for over 40 employees. The versatile interior layout features a well-balanced mix of private enclosed offices, open workspace areas, and dedicated collaboration rooms, providing an optimal environment for both focused individual work and dynamic team collaboration.

This thoughtfully designed configuration makes the property an exceptional opportunity for owner-occupiers seeking a single large facility or investors interested in the value-add potential of creating two separate leasable units. The substantial recent capital investment delivers a move-in ready asset with flexibility for various tenant strategies.

Located in the central industrial district of Calgary, just west of Blackfoot Trail and minutes from the Downtown core, the area has become one of Calgary's most desirable locations due to its proximity to major thoroughfares, ease of access, and numerous development projects. Additionally, Calgary's future planned Green Line LRT station will run immediately parallel to the subject site, with a transfer and loading station within walking distance.





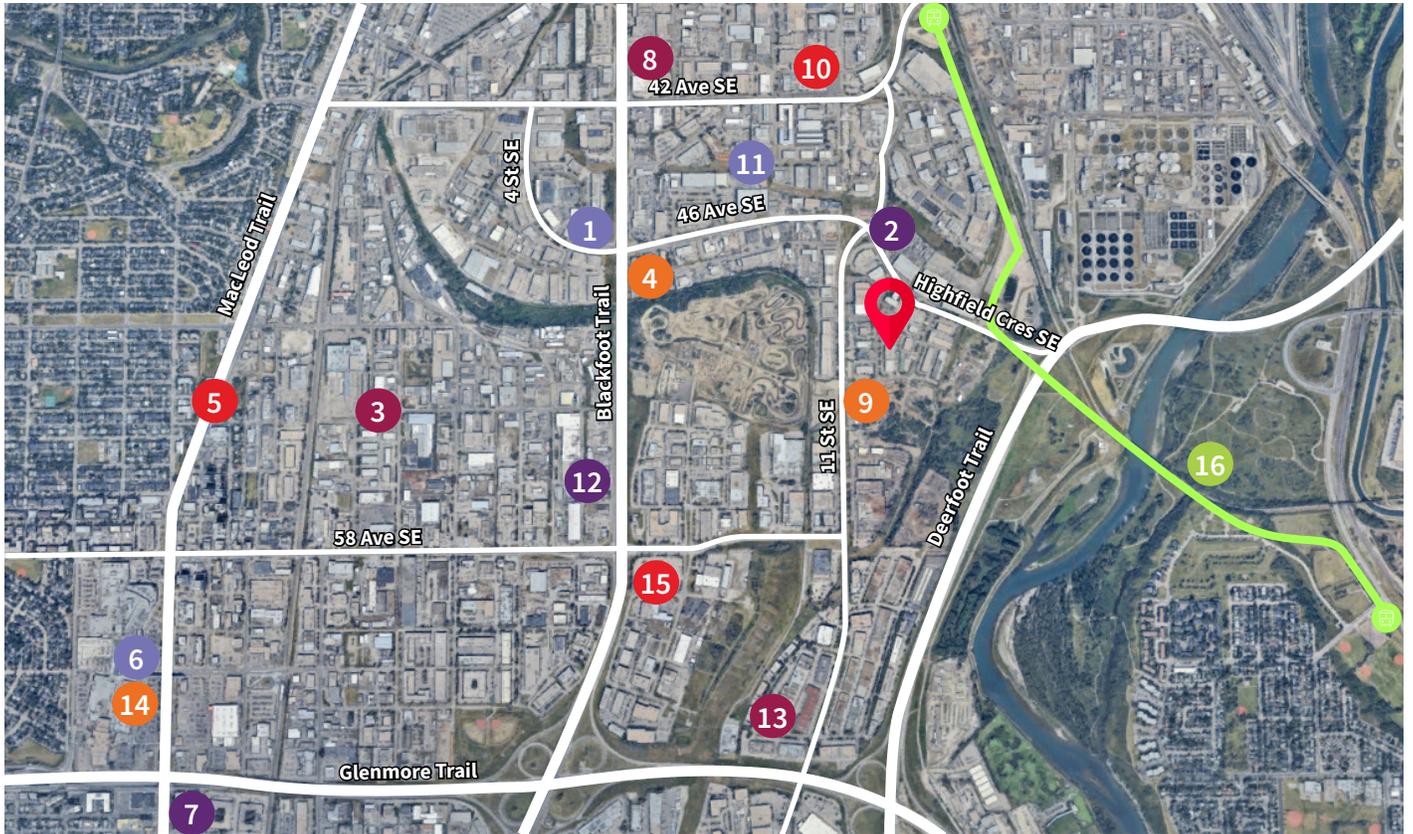
Building Details

Land Size	0.56 Acres
Loading	2 – 10' x 14' OH
Year Built	1997
Power	400A - 250V
Seats	44
Furniture	Negotiable

Property Details

Available Space	Main Floor: 3,633 sf Second Floor: 2,097 sf Warehouse: 3,225 sf Total: 8,955 SF
Sale Price	\$3,000,000
Property Tax	\$54,000 (2025)
Parking	22 surface stalls + yard stalls 1- 20A 240V for EV charging
Zoning	Industrial General (I-G)

AREA & AMENITIES MAP



Food services

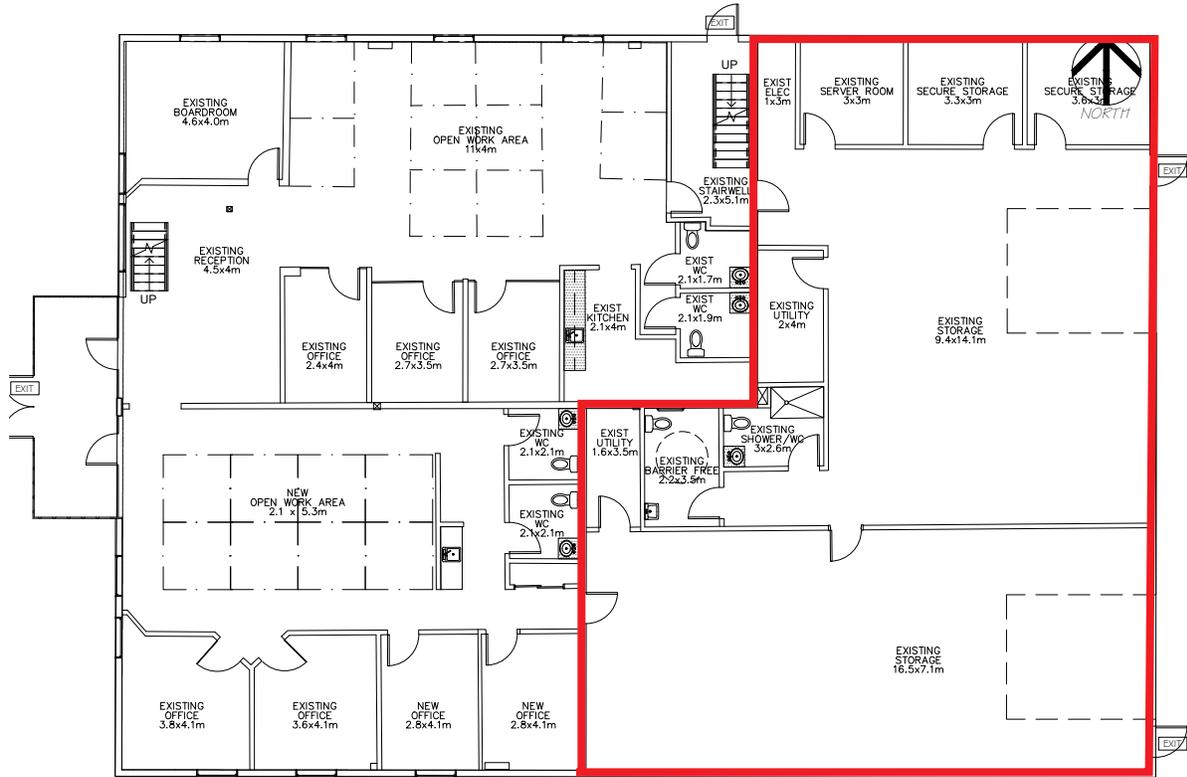
- 1 Bono Coffee Roasters
- 2 Subs n' More
- 3 Marko's Kitchen
- 4 Tim Horton's
- 5 Starbucks
- 6 JOEY Chinook
- 7 Cactus Club Cafe
- 8 Subway

Industrial Services

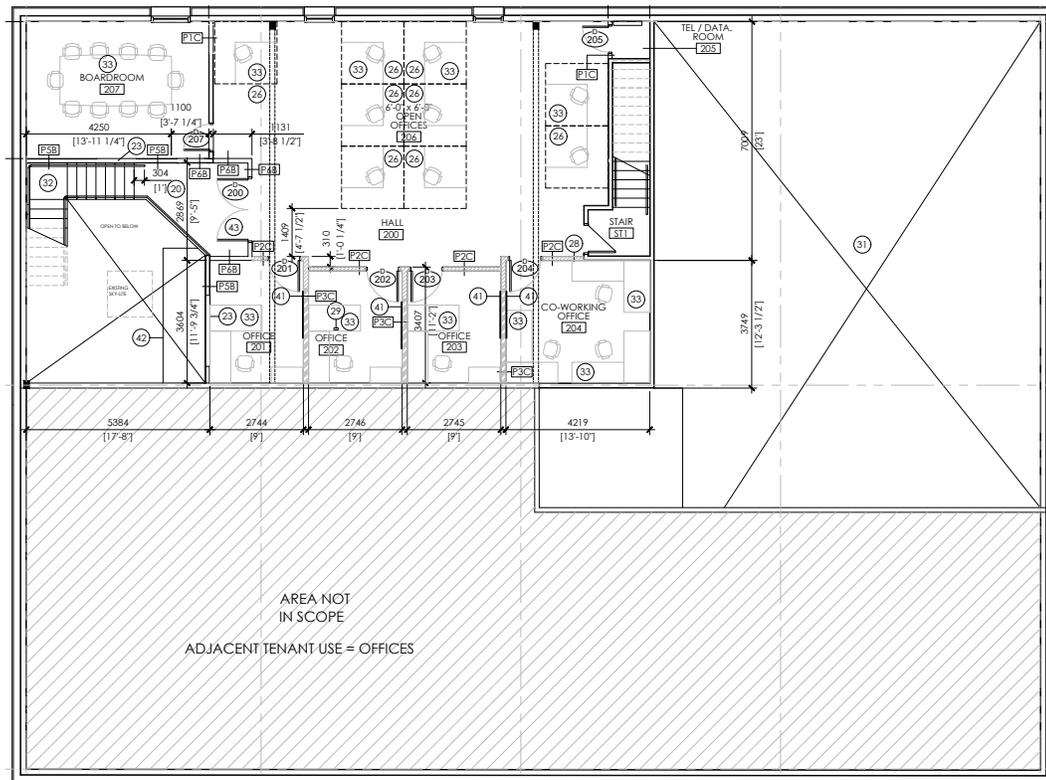
- 9 Davco Power Systems
- 10 Blackfoot Industrial Supply
- 11 Canwest Equipment Rentals
- 12 Humfrey Industrial Repairs
- 13 Flyershop YYC
- 14 Chinook Centre
- 15 Hotel Blackfoot
- 16 LRT Green Line (future)

Floor Plans

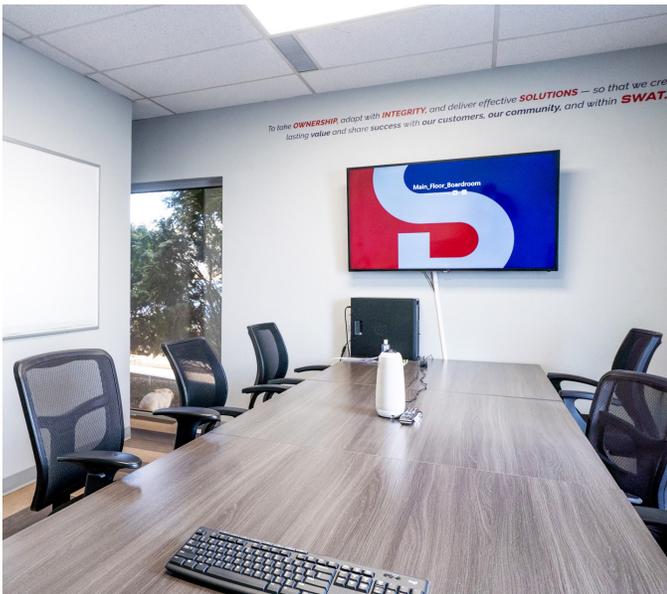
Main Floor - 3,633 sf + Warehouse - 3,225 sf



Second Floor Mezzanine - 2,097 sf



First Floor



Second Floor



Warehouse



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