 **JLL** SEE A BRIGHTER WAY

For Sale

Judicial Sale Offering

1431 – 40 Avenue NE, Unit 13

- Functional Industrial Condo
- Well constructed office space over two floors
- Drive-in loading
- Immediate access to Deerfoot Trail, McKnight Blvd, Barlow Trail NE and Highway 1

Property Details

Address 1431 – 40 Avenue NE, Unit 13

Power 100 amps

District McCall

Heating Rooftop unit servicing office;
Unit heater servicing warehouse

Zoning I-G (Industrial General)

Features Equipped with dual compartment sump

Size Main floor: ± 1,569 s.f.
Second floor office: ± 622 s.f.
Total: ± 2,191 s.f.

Sale Price \$570,000

Loading 1 (12' x 14') drive-in door

Property Taxes \$11,927.13 (2026)

Ceiling Height 22' clear

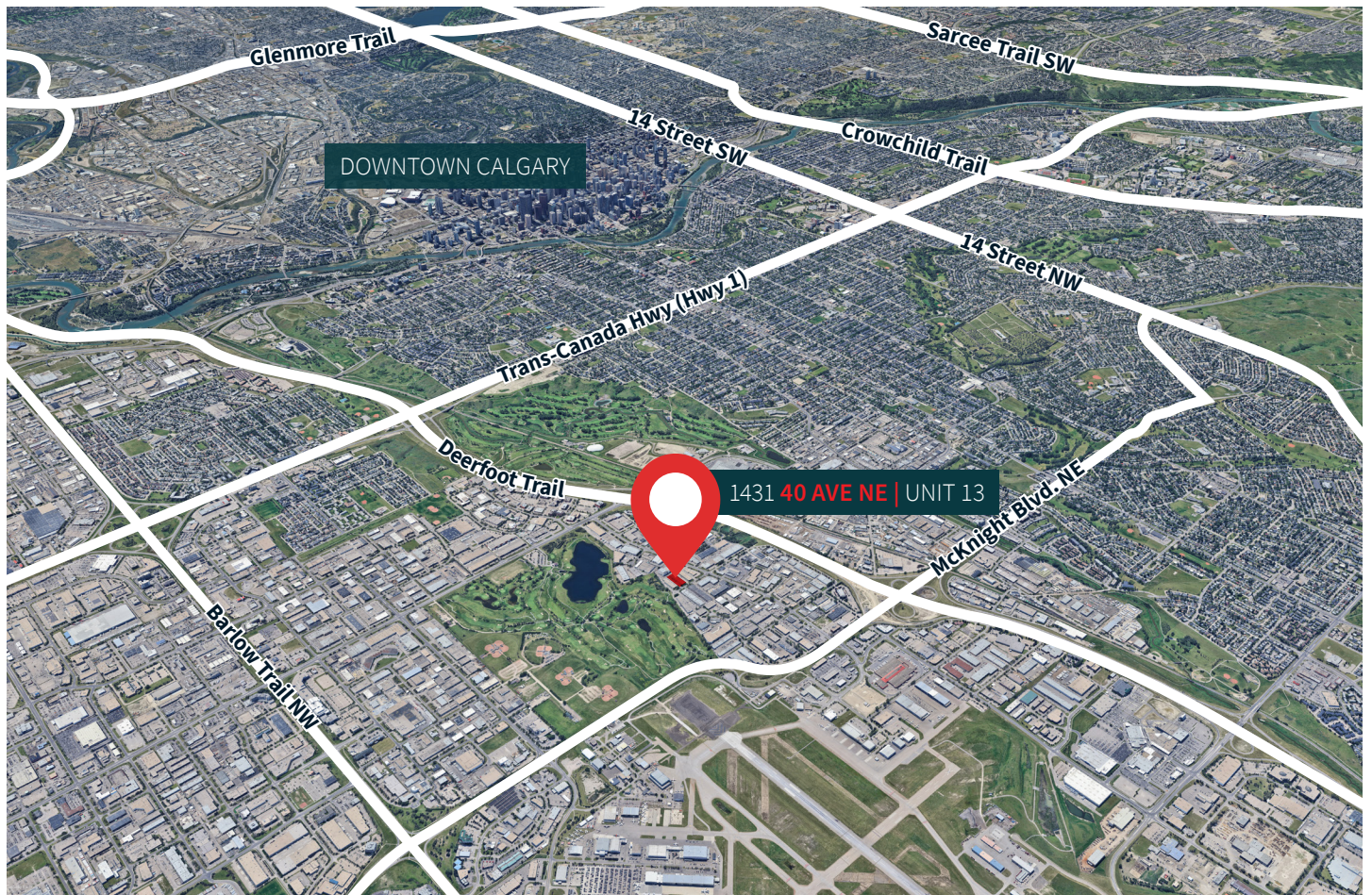
Available Immediately



Interior Photos



Property Location



Drive Times



Deerfoot Trail → **4 min. / 1.5 km**



Glenmore Trail → **14 min. / 13.5 km**



Trans-Canada Hwy → **6 min. / 3.2 km**



Downtown Calgary → **12 min. / 7.8 km**



Stoney Trail (Ring Road) → **10 min. / 9.3 km**



Calgary Int. Airport → **12 min. / 9.8 km**

Contact us for more information



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