

For Sale

10547 - 42 Street SE

Calgary, Alberta



- Freestanding ± 20,329 s.f. building on 2.22 acres
- Drive-in and dock loading for 53' trailers
- Cranes, Make-Up Air, and Paint Booth
- Fully fenced and secured yard
- Close proximity to Barlow Trail, Glenmore Trail, and Deerfoot Trail

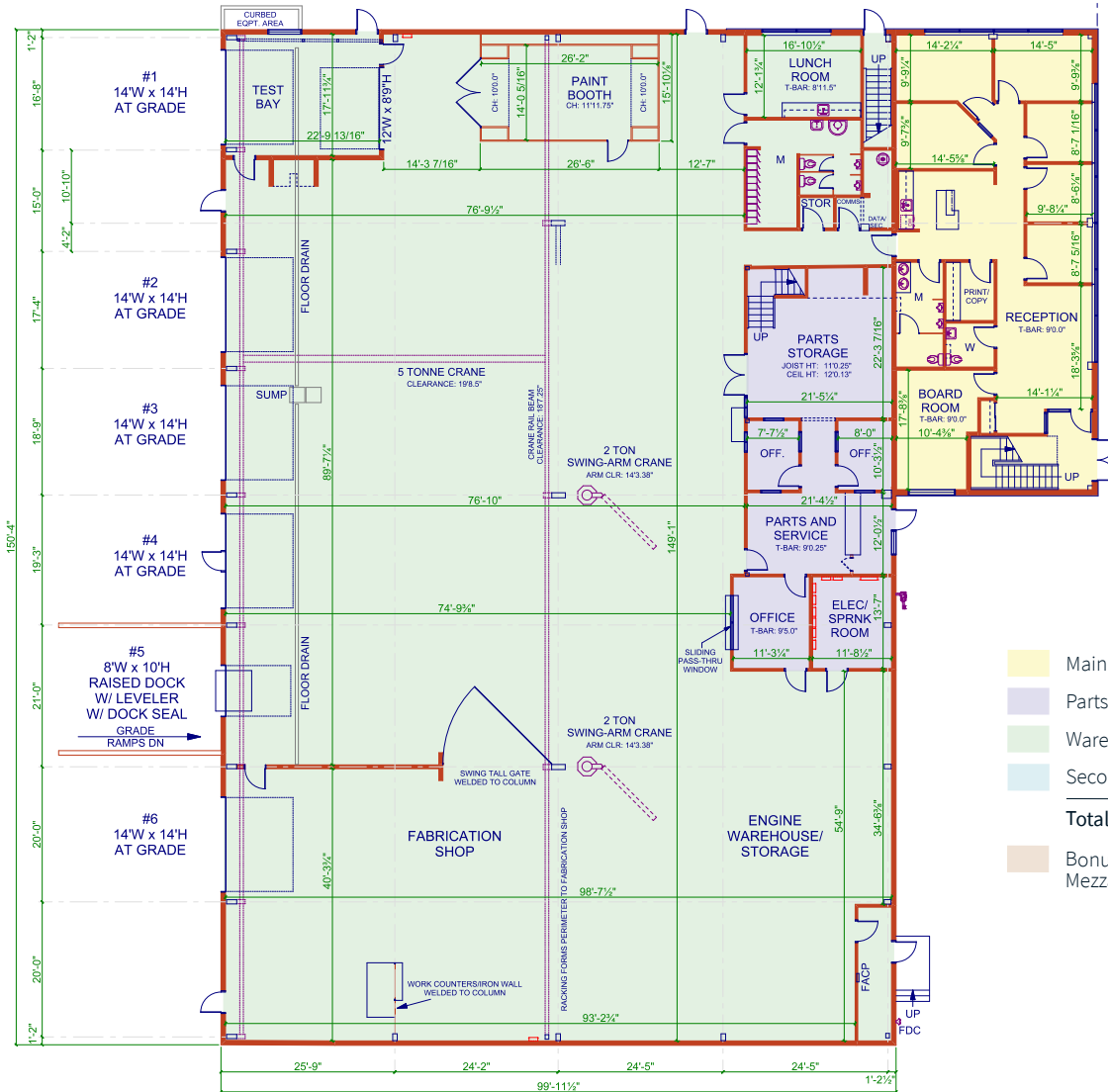
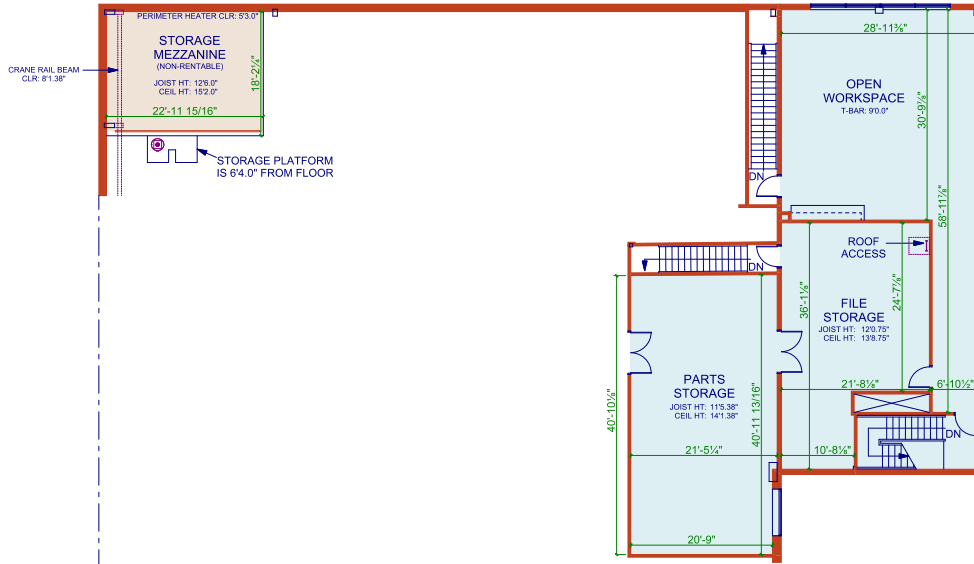


Property Details

District	East Lake Industrial		Features	<ul style="list-style-type: none"> • Windows and skylight in warehouse • Ceiling fans, radiant heat, trench drains/sump • Storage tent in yard
Zoning	I-G (Industrial General)		Crane	1 x 5-ton 2 x 2-ton jib cranes
Year Built	2006		Make-Up Air	20,000 CFM (TBV)
Site Area	2.22 acres		Sprinklered	Yes
Building Size	Main Floor Office	± 2,160 s.f.	Power	400 amps @ 347/600 volts (TBV)
	Parts and Service	± 1,354 s.f.	Property Taxes	\$106,314.24 (2026)
	Warehouse	± 13,573 s.f.	Sale Price	Market
	Second Floor Office	± 3,242 s.f.	Availability	July 1, 2026
	Total:	± 20,329 s.f.		
	Bonus Storage Mezzanine	± 465 s.f.		
Clear Height	23'			
Loading	<ul style="list-style-type: none"> • 1 (8' x 10') dock door • 5 (14' x 14') drive-in doors 			

Floor Plan

2ND FLOOR / MEZZANINE



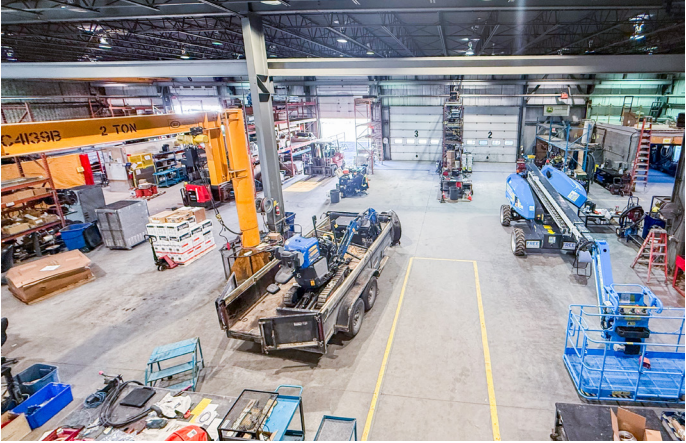
MAIN FLOOR

	Main Floor Office	± 2,160 s.f.
	Parts and Service	± 1,354 s.f.
	Warehouse	± 13,573 s.f.
	Second Floor Office	± 3,242 s.f.
Total:		± 20,329 s.f.
	Bonus Storage Mezzanine	± 465 s.f.

Site Photos



Interior Photos



Location Map



Drive Times



Deerfoot Trail (Highway 2) **4 mins. | 2.1 km**



Trans-Canada Highway **14 mins. | 14.2 km**



Glenmore Trail **4 mins. | 3 km**



Downtown Calgary **16 mins. | 15.4 km**

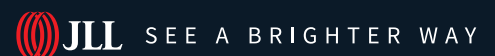


Stoney Trail (Ring Road) **6 mins. | 7.2 km**



Calgary Int. Airport **22 mins. | 25.1 km**

Contact us for more information



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