



For Sale

655 - 42 Avenue NE

Calgary, AB

- ± 27,388 s.f. Building on 1.48 acres
- Dock and drive-in loading
- Immediate access to Edmonton Trail, 32 Avenue NE, McKnight Blvd NE and Deerfoot Trail
- Ability for entire building to be occupied or occupy a portion and lease out the balance

CLICK OR SCAN FOR
VIRTUAL TOUR OF
UNITS 1, 2 & 3:



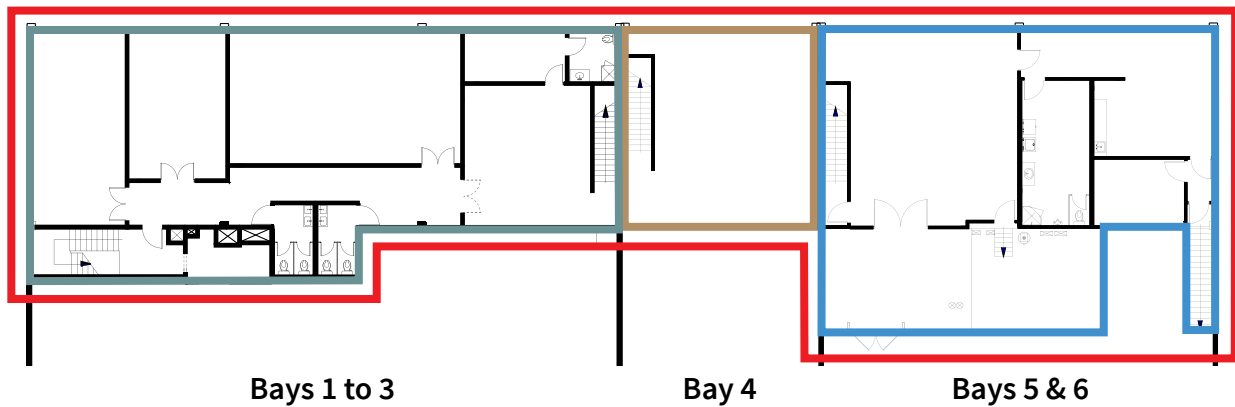
Property Details

District	Greenview Industrial Park		Ceiling Height	21’ clear	
Zoning	I-G (Industrial General)		Power	1,000 amps @ 120/208 volts	
Building Size	Main Floor Office	± 1,842 s.f.	Heating	Forced Air	
	Second Floor Office	± 5,563 s.f.			
	Warehouse	± 19,983 s.f.	Sale Price	\$6,950,000	
	Total	± 27,388 s.f.			
Site Area	1.48 acres		Property Taxes	\$128,020.07 (2026)	
Loading	2 (12’ x 14’) dock 4 (12’ x 14’) drive-in		Availability	Bays 1 - 4:	Immediately
Highlights	• Newly renovated office in Bays 1 through 4 • Multiple demising options			Bays 5 - 6:	Negotiable
			• Drainage in warehouse • Equipped with fibre internet • Ability to fence and secure yard/loading area		

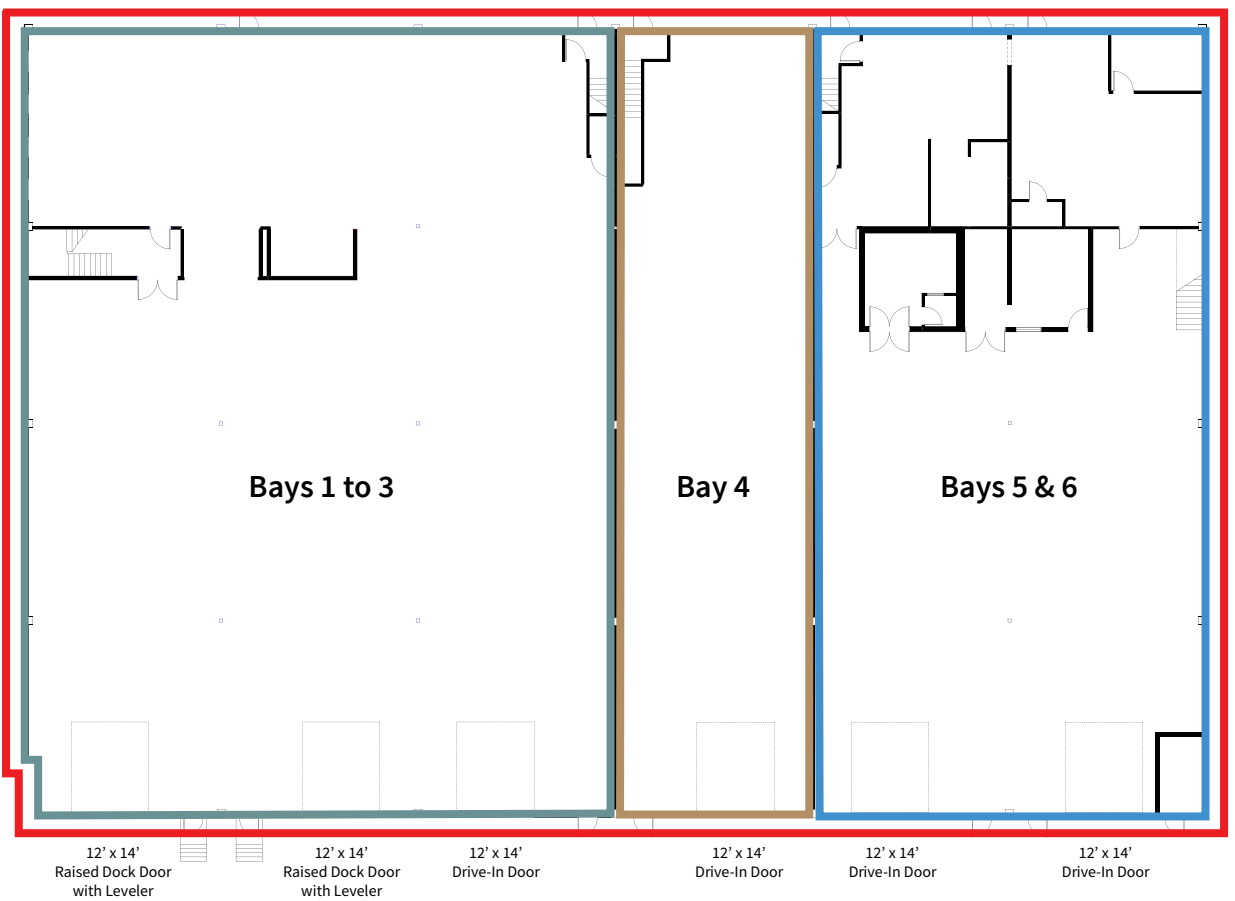


Building Floor Plan

Second Floor



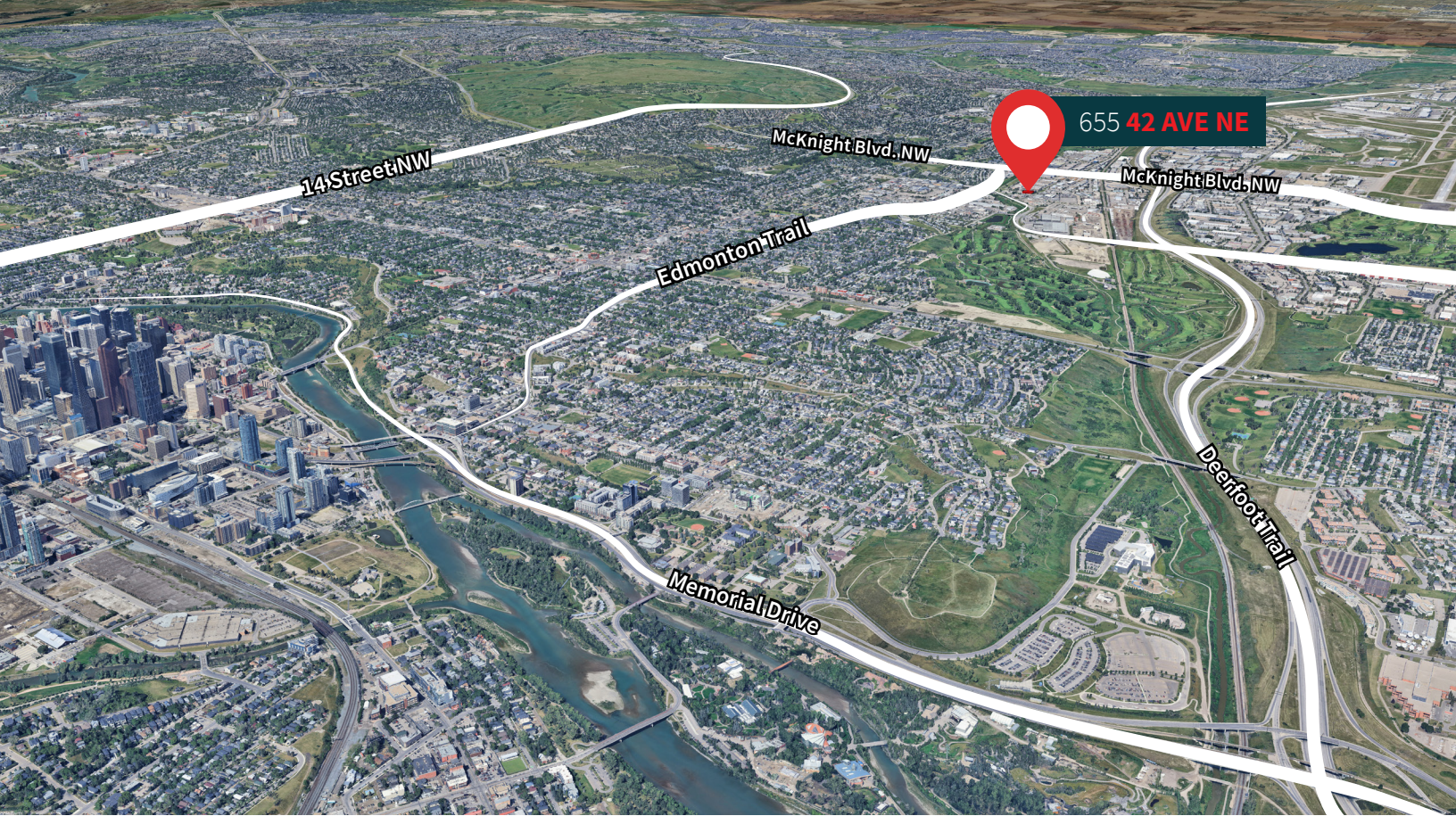
Main Floor



	Full Building	Bays 1 to 3	Bay 4	Bays 5 & 6
Bay Size	Main Floor Office ± 1,842 s.f. Second Floor Office ± 5,563 s.f. Warehouse ± 19,983 s.f. Total ± 27,388 s.f.	Second Floor Office ± 2,971 s.f. Warehouse ± 10,956 s.f. Total ± 13,927 s.f.	Second Floor Office ± 843 s.f. Warehouse ± 3,658 s.f. Total ± 4,501 s.f.	Main Floor Office ± 1,842 s.f. Second Floor Office ± 1,749 s.f. Warehouse ± 5,369 s.f. Total ± 8,960 s.f.
Loading	- 2 (12' x 14') dock doors - 4 (12' x 14') drive-in door	- 2 (12' x 14') dock doors - 1 (12' x 14') drive-in door	- 1 (12' x 14') drive-in door	- 2 (12' x 14') drive-in doors

Building Photos





Trans-Canada (Hwy 1)

5 minute / 4 km



Stoney Trail NE

12 minutes / 11.2 km



Deerfoot Trail (Hwy 2)

4 minutes / 1.9 km



Downtown Calgary

10 minutes / 6.1 km



Glenmore Trail

12 minutes / 13.8 km



Calgary International Airport

10 minutes / 9.5 km

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