

INVESTMENT OPPORTUNITY
// 21,770 SF on 1.26 Acres

FOR SALE

4632 1st Street SE, Calgary, AB

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PROPERTY HIGHLIGHTS



- This property offers an opportunity for an investor, and/or an owner/user;
- Centrally located near Blackfoot Trail, MacLeod Trail, Memorial Drive, Glenmore Trail, and Downtown Calgary;
- Calgary's industrial vacancy rate is at a historic low and industrial real estate has proven to be a resilient asset class;
- Tenant 1 (LMent Stone) is the landlord/owner of the subject property;
- LMent Stone can either remain in premises as a tenant or can vacate to accommodate the incoming owner/user.

FOR SALE | 4632 1st Street SE

PROPERTY OVERVIEW

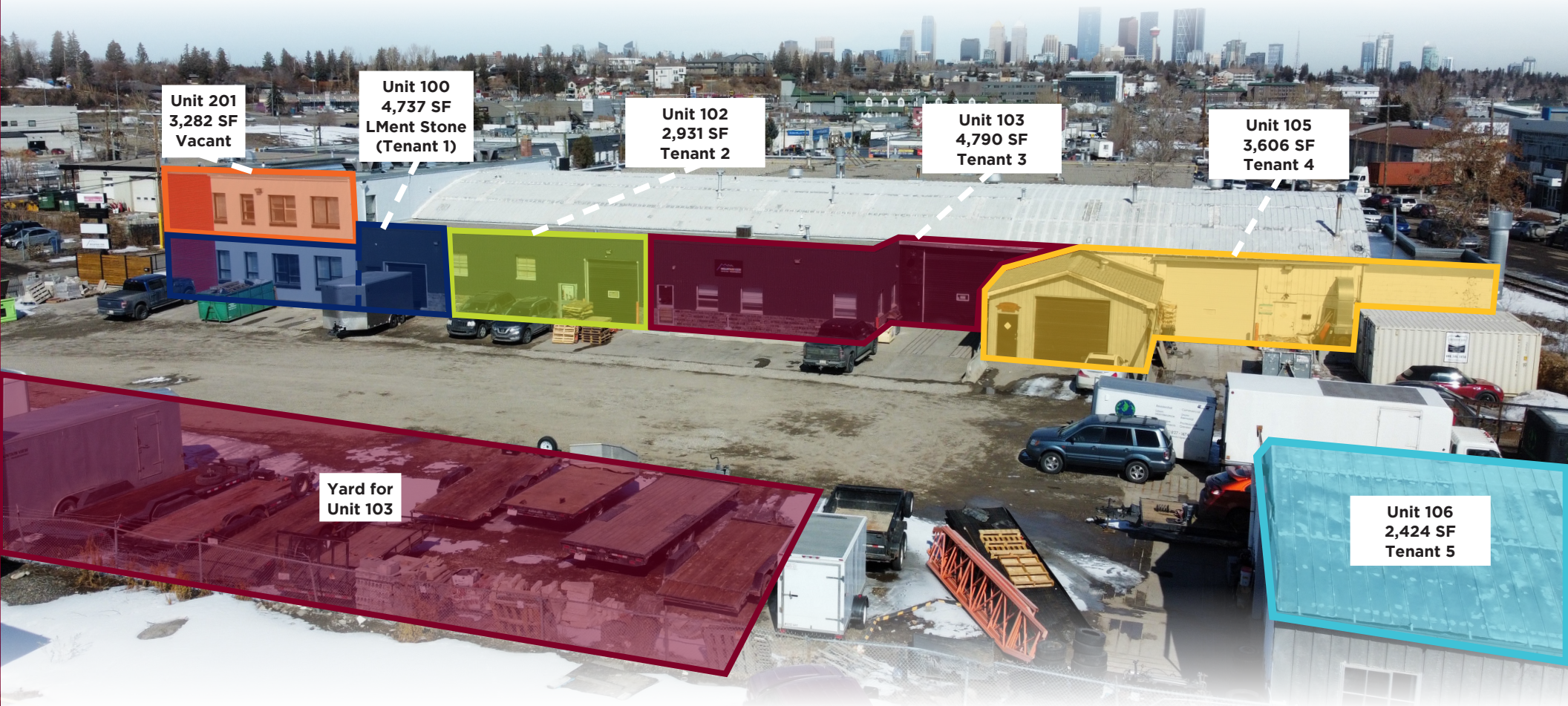
Address:	4632 1 st Street SE
District:	Manchester Industrial
Zoning:	I-B (Industrial - Business)
Year Built:	1953
Total Square Footage:	21,770 SF
Site Area:	1.26 Acres (54,886 SF)
Clear Height:	TBV
Loading:	6 Drive-in Doors
Property Tax (est. 2024):	\$58,728.00
Operating Costs (2024):	\$2.79 PSF (incl. administration)
<small>*Tenants are responsible for utilities (gas, water, and electric) @ \$2.04 PSF est.</small>	
Sale Price:	\$3,400,000.00
Availability:	Negotiable



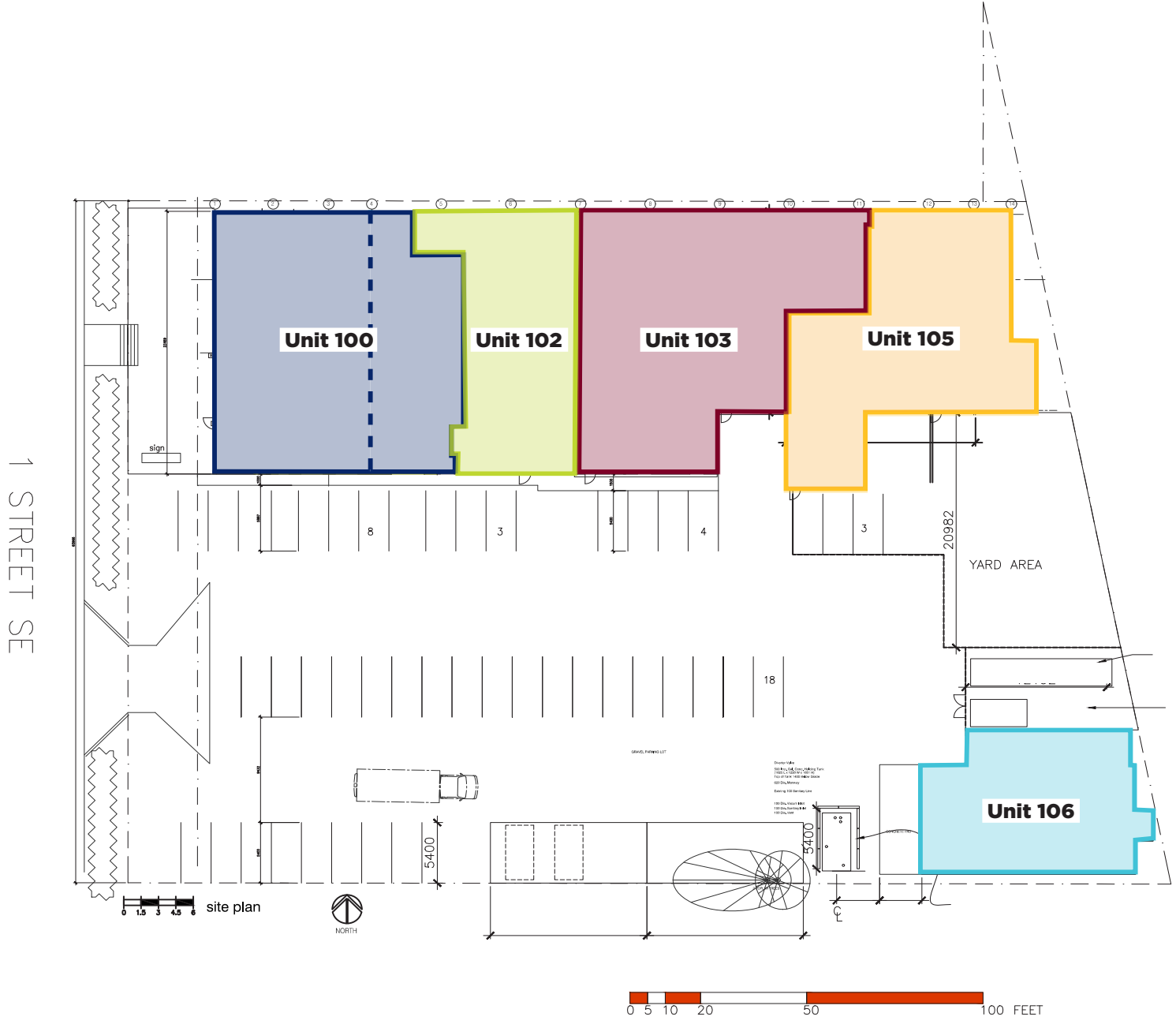
INTERIOR FEATURES // 4632 1st Street SE



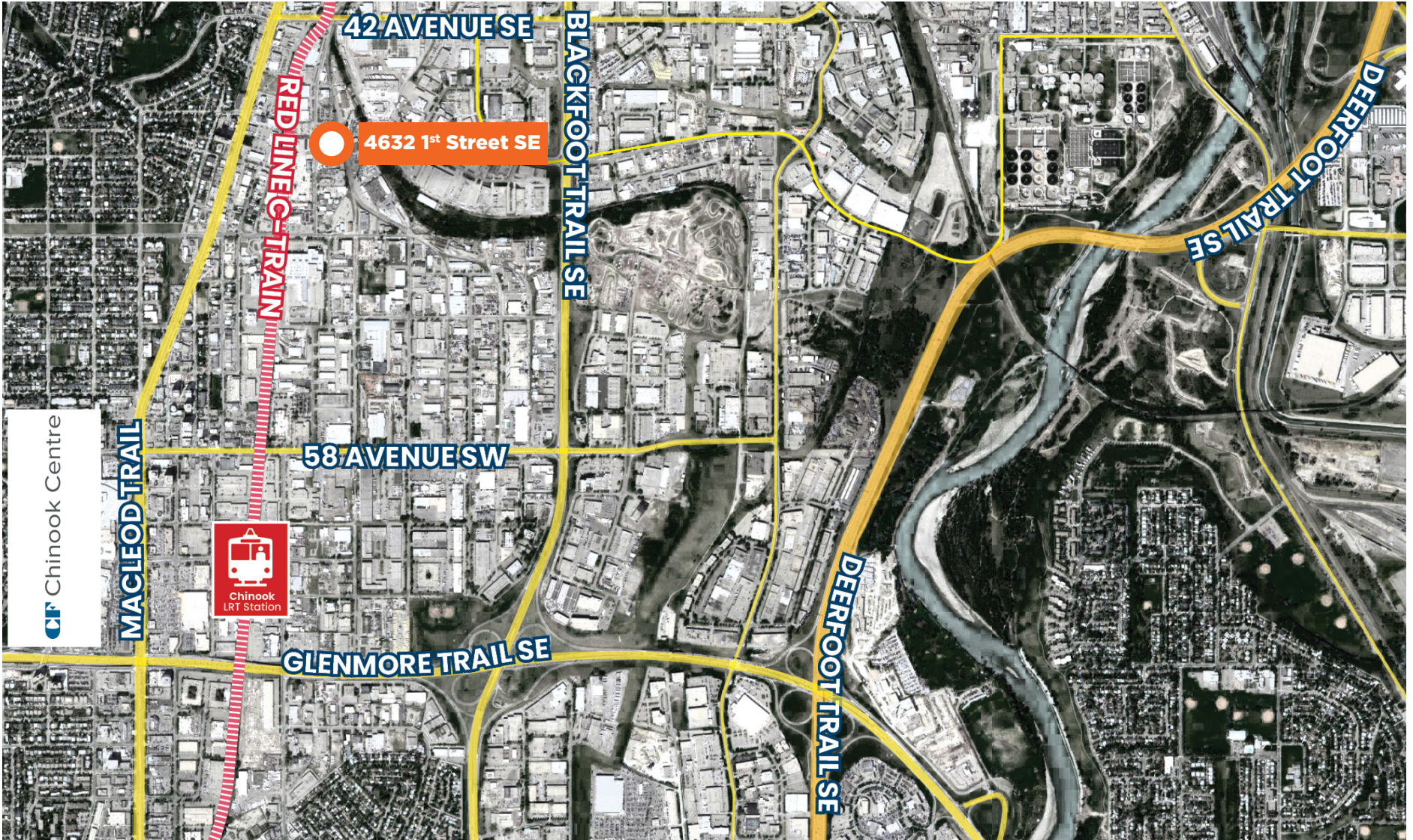
CURRENT TENANCIES // 4632 1st Street SE



SITE PLAN FOR MAIN FLOOR // 4632 1st Street SE



LOCATION



Drive Times:

Deerfoot Trail SE: **9 minutes**
Glenmore Trail: **5 minutes**

Stoney Trail: **12 minutes**
Barlow Trail: **9 minutes**

Calgary Airport: **18 minutes**
Calgary Downtown: **7 minutes**



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