

# Industrial For Sale

## 3750 – 46 Avenue SE, Unit 307

**PRESTIGE**  
COMMERCIAL GROUP

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**Rethinking Commercial Real Estate**

**Price Reduced!**



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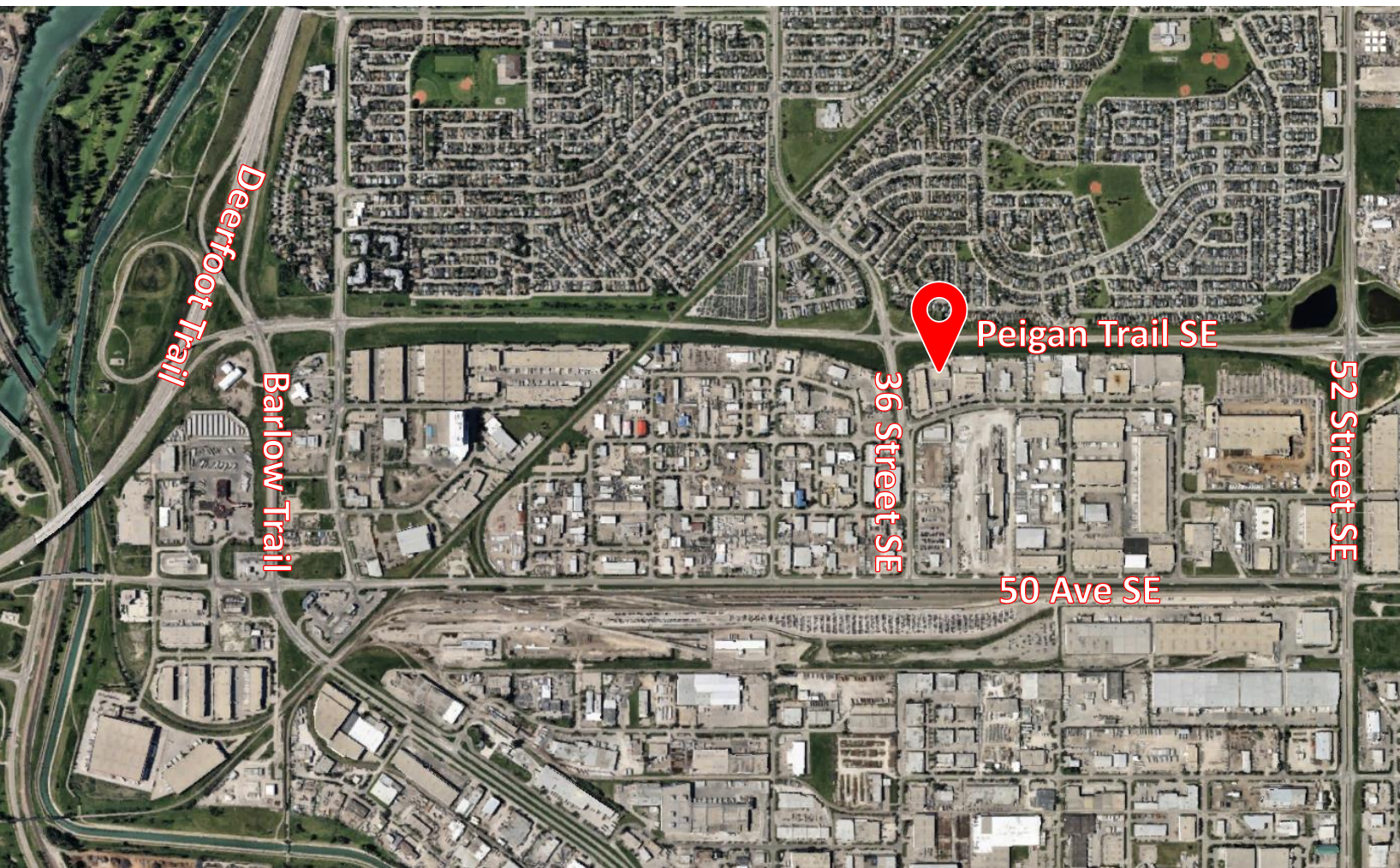
**Kimberly Kimball**, Senior Associate

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## Site Information

<b>Subdivision:</b>	Eastfield
<b>Zoning:</b>	I-B (Industrial Business)
<b>Legal:</b>	Plan 0711408; Unit 6
<b>Year Built:</b>	2007
<b>Ceiling Height:</b>	22'± clear
<b>Power:</b>	225Amps (tbv)
<b>Loading:</b>	Drive-In (10'x12')
<b>Parking:</b>	Plenty of non-designated
<b>Availability:</b>	60 Days/Negotiable

## Sale Information

<b>Total Size:</b>	<b>4,946± SqFt</b>
<b>Warehouse:</b>	1,459± SqFt
<b>Main Floor Office:</b>	1,594± SqFt (showroom, office, kitchen)
<b>2<sup>nd</sup> Floor Office:</b>	1,493± SqFt
<b>Mezzanine:</b>	400± SqFt
<b>Taxes:</b>	\$18,814.33 (2024)
<b>Condo Fees:</b>	\$886/month (2024)
<b>Asking Price:</b>	\$1,070,000. (\$216/SqFt)

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- Price Substantially (\$80,000) Reduced!
- Great Owner/User opportunity in this attractive well-maintained building with excellent exposure.
- Very accessible location, just off Peigan Trail with easy access to Deerfoot Trail, 52<sup>nd</sup> Street SE, and Stoney.
- Main floor consists of bright showroom, kitchen, washroom, and warehouse space.
- 2<sup>nd</sup> floor is mainly open with a couple of offices and a washroom, plus there is a usable mezzanine with a large office/staffroom and an additional washroom.
- You will find plenty of first come first serve parking available, and the bus stops right in front.
- This Unit is fully sprinklered and has a sump in the warehouse.
- Industrial Business (I-B ) zoning uses include but not limited to:  
Brewery/Distillery, Health Services, Fitness & Indoor Recreation, General Light Industrial, Printing Services, Sign Companies, Retails and Consumer Services and many more.

**Kimberly Kimball**, Senior Associate

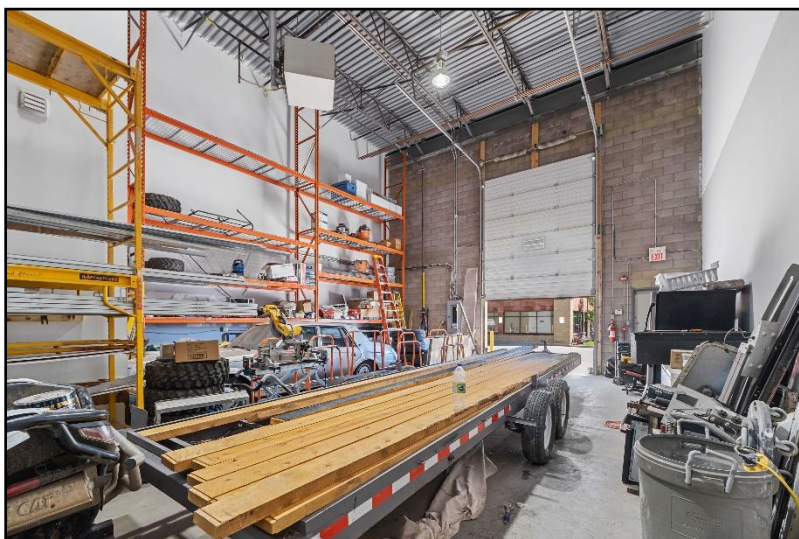
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## MAIN FLOOR



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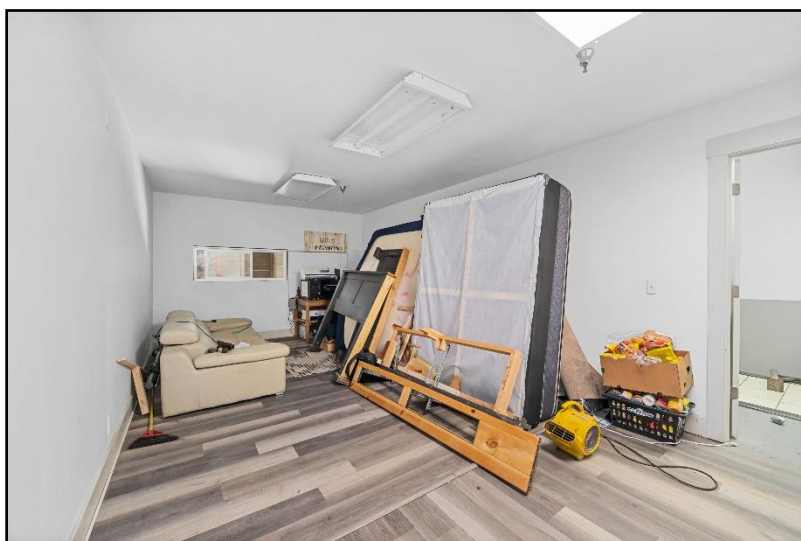
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## SECOND FLOOR



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## FLOOR PLAN

### First Floor



### Second Floor

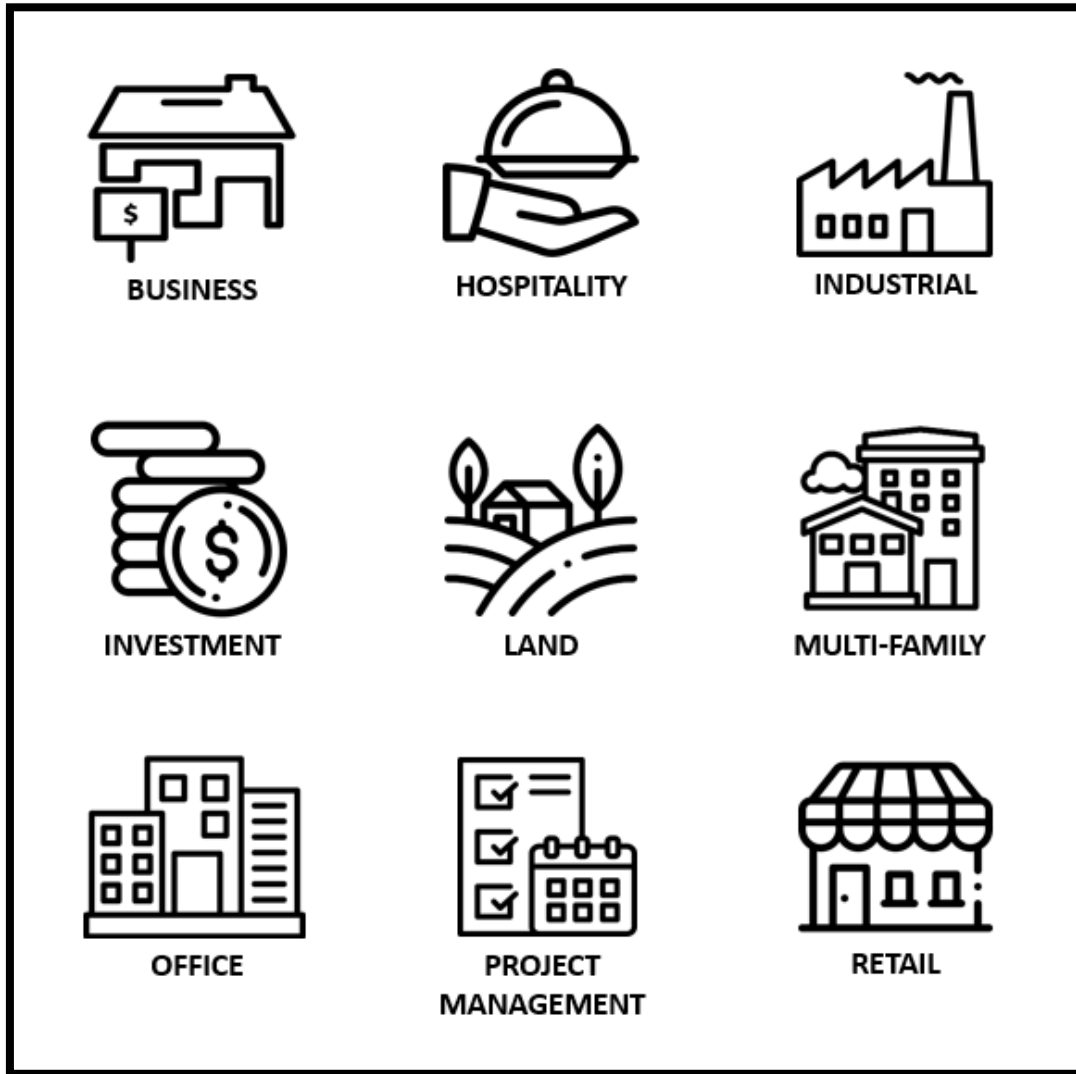


Floor plans may not be exactly as illustrated and are subject to change.

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