



# Automotive Condo

For Sale / Lease | 933A 48 Ave SE, Calgary, AB T2G 2A7 | Highfield

## PROPERTY DETAILS

LEGAL ADDRESS	Plan: 0910081; Unit: 10	PROPERTY USE	Automotive
SUBDIVISION	Highfield	TOTAL SIZE	±4,080 SF
YEAR BUILT	1968	MEZZANINE	±485 SF
ZONING	I-G (Industrial General)	PROPERTY TAXES	\$19,012.71 (2026)
CEILING HEIGHT	16' Clear	CONDO FEES	\$899.00 / Month (TBV)
POWER	100 Amp	LEASE RATE	\$16.50 PSF
LOADING	2 Drive-through doors (12' x 14')	ASKING PRICE	Contact Listing Agent
MAKE-UP AIR	5,500 CFM		<b>Price Reduced!</b>
PARKING	10 Stalls	POSSESSION	TBV

For more info,  
please contact:



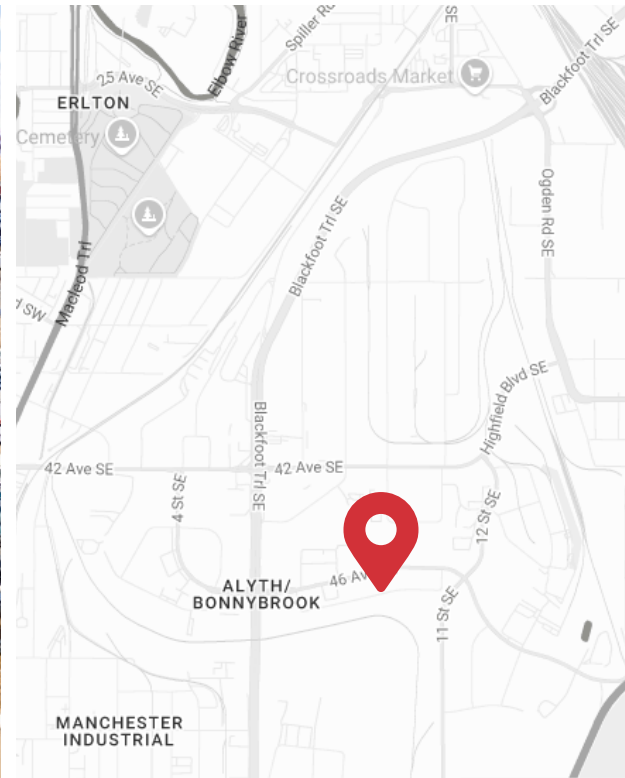
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## PROPERTY HIGHLIGHTS

- » Located in Calgary's established Highfield industrial district
- » ±4,080 SF commercial bay with strong exposure off 48 Avenue SE
- » Easy access to major city arteries for efficient logistics and visibility
- » Delivered as clean shell space within a conventional condo complex
- » Ready for custom build-out to suit various industrial or commercial uses
- » Includes ±485 SF mezzanine suitable for office, storage, or staff areas
- » Layout supports effective separation of front-of-house and back-of-house functions
- » Zoned I-G, allowing sub-uses including major auto repair and minor car sales
- » Ideal for automotive service operators, specialty repair shops, and compact vehicle sales
- » Attractive opportunity for owner-users or investors seeking a central, high-exposure industrial condo

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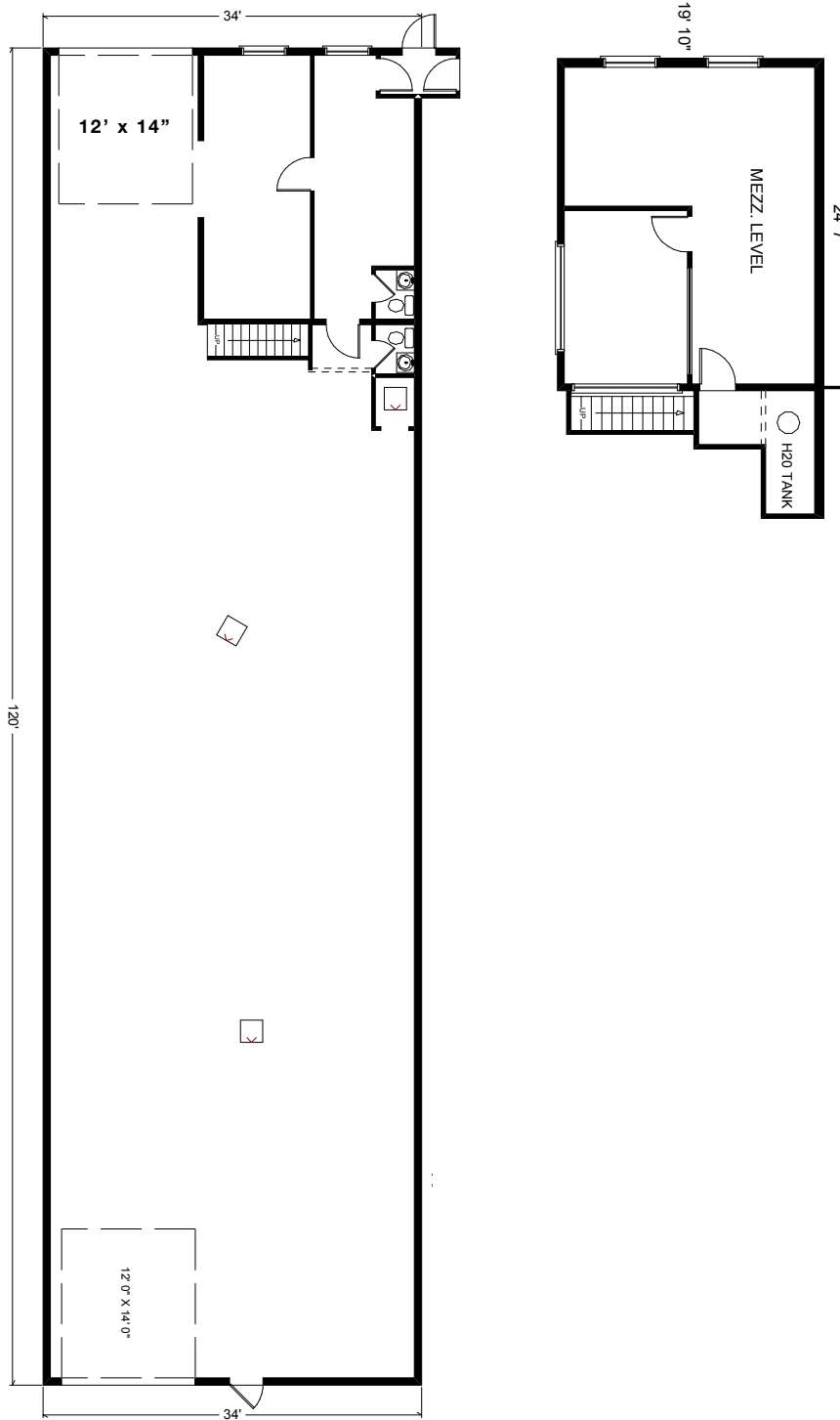


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**PROPERTY FLOOR PLAN**



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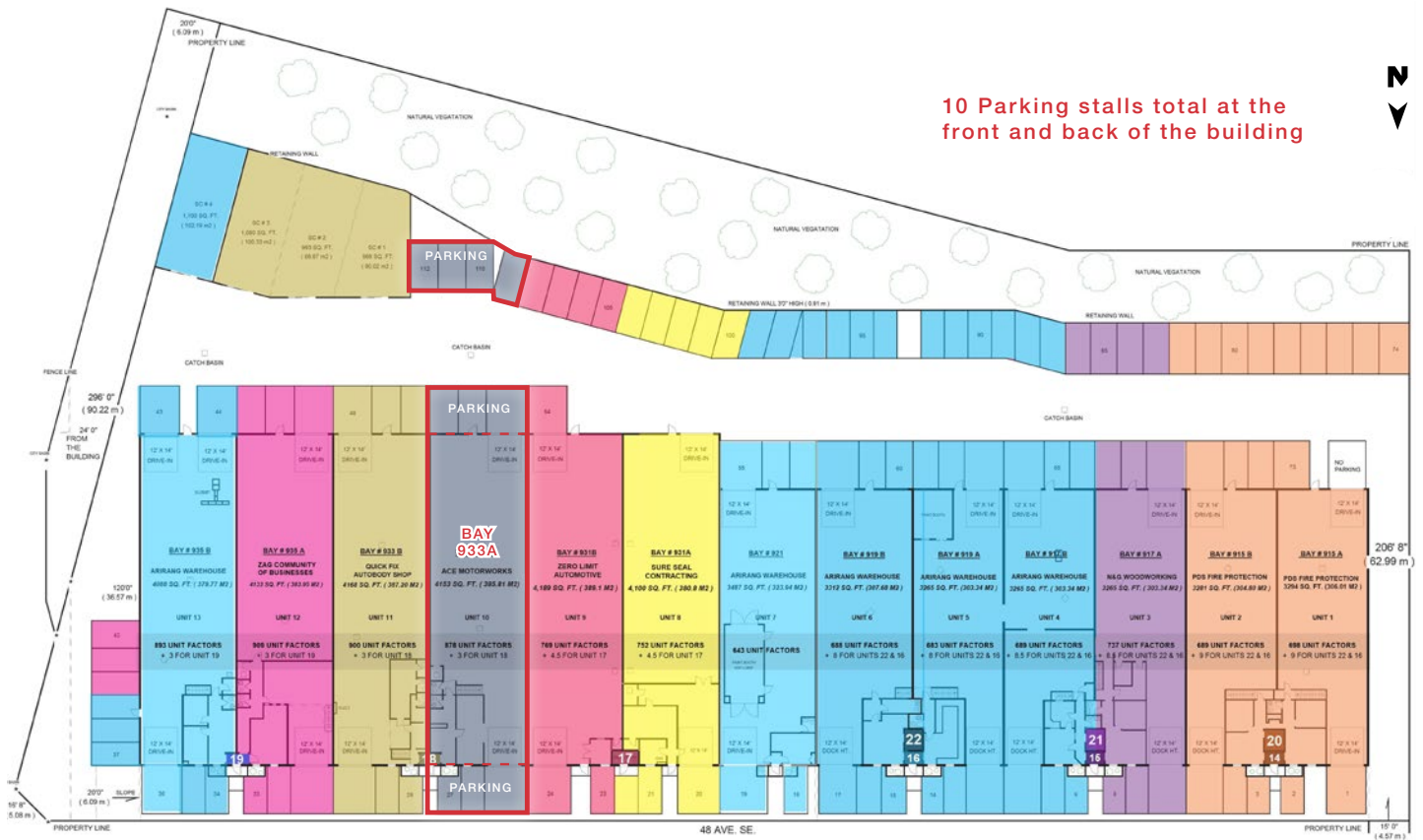


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**SITE PLAN & UNIT PARKING PLAN**



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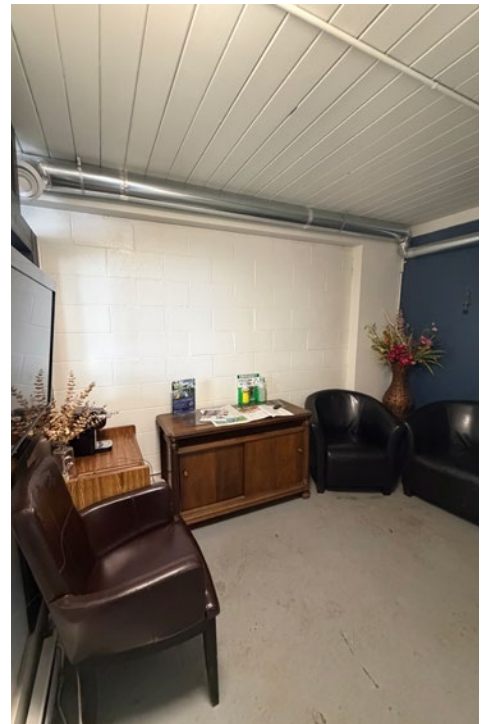
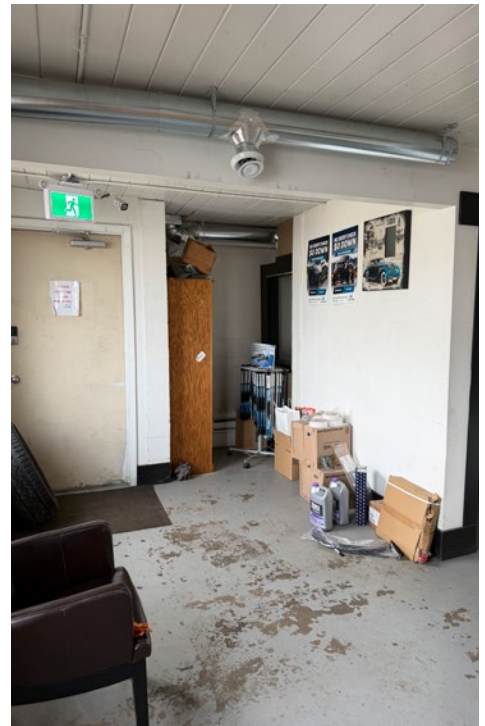


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**PROPERTY PHOTOS**



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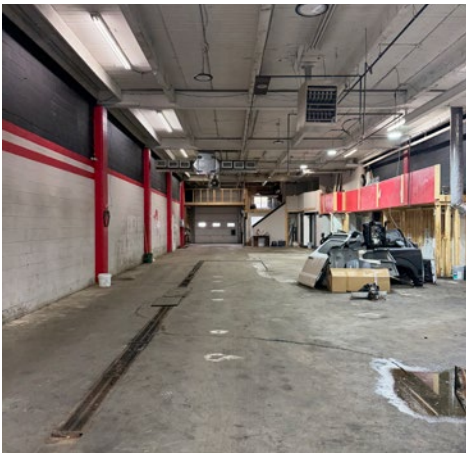
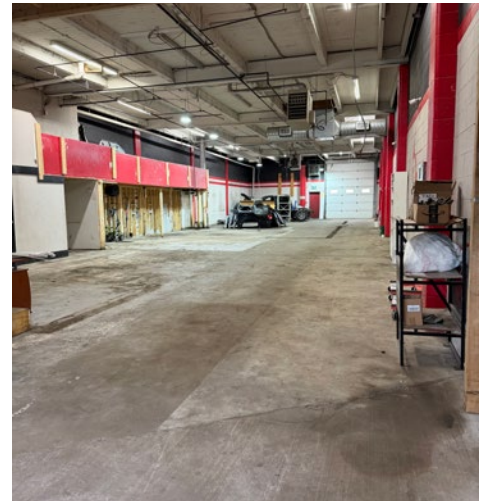
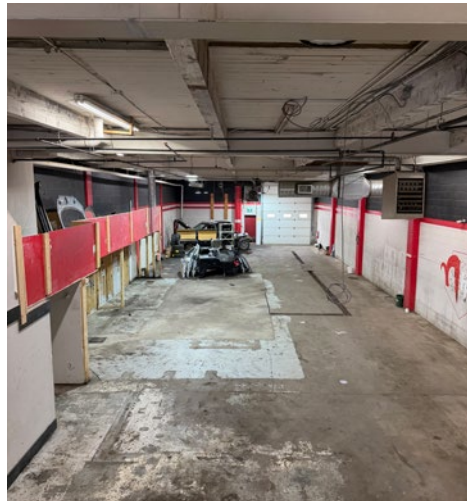
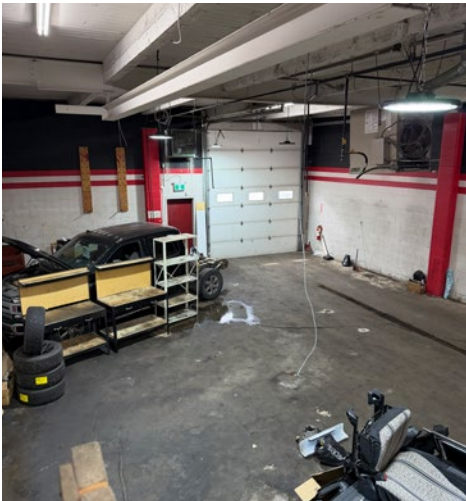
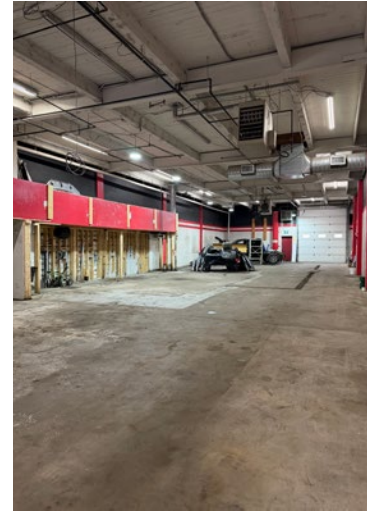
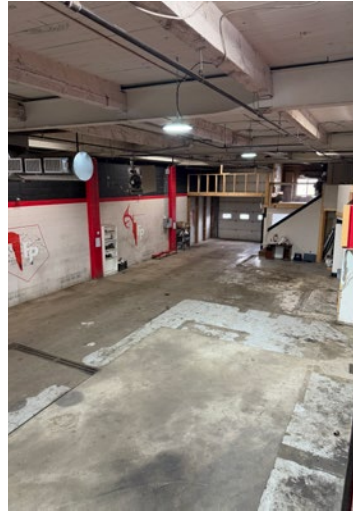
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