



# Multi-Tenant Investment Property

4412 Manilla Rd SE, Calgary, AB T2G 4B7 | Industrial-Flex/Retail

## OPPORTUNITY SUMMARY

An exceptional opportunity to acquire a centrally-located multi-tenant building, in Calgary's established Manchester Industrial area. Just minutes from Macleod Trail and Glenmore Trail, this site offers excellent connectivity to major corridors and citywide traffic flow.

The property features flexible light industrial and showroom-style space with grade-level loading and ample parking, ideal for service retail, trades, or warehousing users. Well-maintained and highly functional, it provides both owner-users and investors with strong usability and future potential. With tenants currently in all 13 bays, it is now 100% leased.

With I-G zoning, the site offers a wide range of permitted uses and strong redevelopment potential. Surrounded by mixed commercial and residential development, the location continues to see steady demand and long-term growth prospects.

Ideal for those seeking strategic positioning, flexibility, and a foothold in one of Calgary's most connected and evolving industrial corridors.

## PROPERTY DETAILS

<b>BUILDING SIZE</b>	±16,656 SF
<b>SITE SIZE</b>	±0.82 Acre (TBV)
<b>ZONING</b>	I-G (Industrial General)
<b>YEAR BUILT</b>	1979
<b>POWER</b>	TBV
<b>SALE PRICE</b>	Market
<b>CAP RATE</b>	6.1%
<b>NOI</b>	\$214,724 (2025)
<b>WALT</b>	3.5

March 12, 2026



**ACCESS & SIGN THE NDA**



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**PROPERTY LOCATION**



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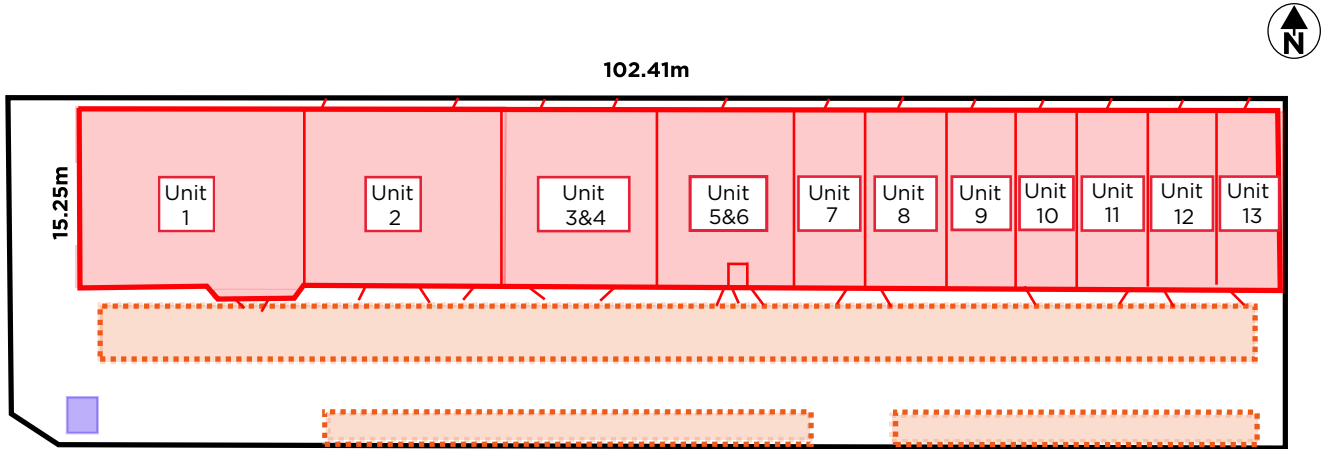
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**PROPERTY FLOOR PLAN**



**TENANT DETAILS**

<b>BAY 1</b>	Experior Tiles — 3,200 SF	<b>BAY 9</b>	Works of Architecture — 1,004 SF
<b>BAY 2</b>	Potential (Judo Gym) — 2,763 SF	<b>BAY 10</b>	Mattress by Appointment — 1,004 SF
<b>BAY 3/4</b>	Empanada Queen — 2,500 SF	<b>BAY 11</b>	GCG — 1,000 SF
<b>BAY 5/6</b>	Primal Screen — 1,425 SF	<b>BAY 12</b>	Delta Tech — 1,000 SF
<b>BAY 7</b>	Caravan Café — 1,000 SF	<b>BAY 13</b>	Cuve Design Inc. — 760 SF
<b>BAY 8</b>	Simplicity Catering — 1,000 SF		

**PROPERTY HIGHLIGHTS**

- » Functional industrial-commercial property with flexible user potential.
- » Strategically located in Calgary’s Manchester Industrial district.
- » Grade-level loading and onsite parking support operational efficiency.
- » Zoned I-G with wide-ranging permitted uses and redevelopment upside.
- » Surrounded by established industrial and commercial nodes.



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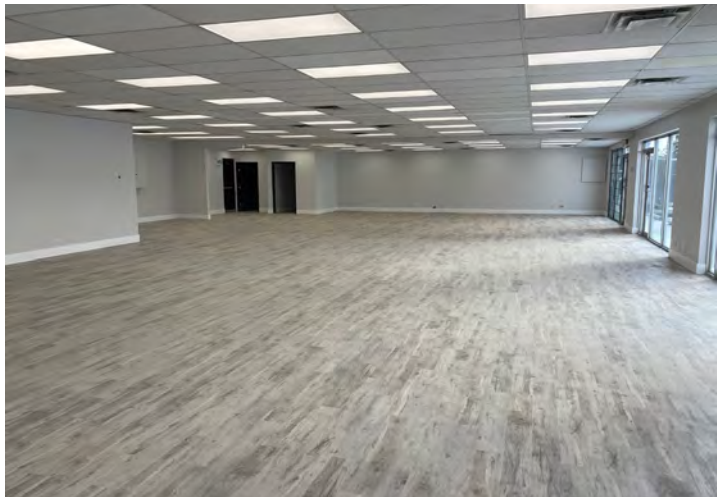
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**INTERIOR PROPERTY PHOTOS**



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