

ATTRACTIVE OFFICE SPACE
PEIGAN CROSSING
// 5,310 SF Total (2 Levels)
3,188 SF Main Level
2,122 SF 2nd level

FOR SALE

3750 46 Ave SE, Unit 101, Calgary, AB



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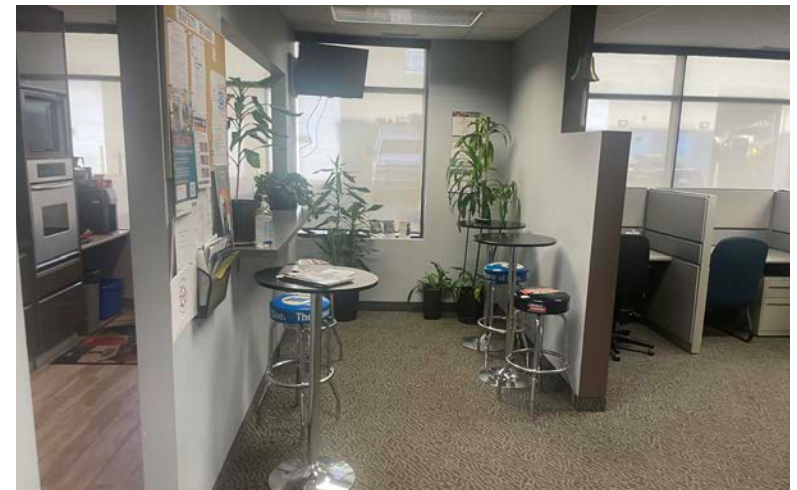
PROPERTY HIGHLIGHTS



- Attractive office premises.
- Unit 101A (main level) available December 1st, 2025.
- Unit 101B (2nd level) rented short term and available with 90 days notice.
- 2nd level unit has vestibule walk-up entrance.
- Main + 2nd level can be occupied by 1 single tenant or 1 to 2 tenants.
- Main + 2nd level space with mix of office & open plan. See floor plan.
- Abundance of natural light.
- Ample unreserved parking stalls.
- Main level available for lease. Lease brochure available upon request.
- Registered size 5,310 SF.

PROPERTY OVERVIEW

Address:	3750 46 Ave SE, Unit 101
District:	Peigan Crossing Business Park
Zoning:	Industrial – General (Office)
Year Built:	2007
Main Level (101A):	3,188 SF
2nd Level (101B):	2,122 SF
Total Size:	5,310 SF *Registered Size
Parking:	Ample
Asking Price:	\$1,195,000.00
Condo Fees:	\$2.60 PSF (Est. 2025)
Property Taxes:	\$4.09 PSF (Est. 2025)
Lease Term:	3 to 5 years (Negotiable)
Availability (101A):	December 1st, 2025
Availability (101B):	90 Days Notice to Tenant



PROPERTY FEATURES //



LOCATION

Located in SE Calgary, Peigan Crossing Business Park, with convenient access to major roadways for easy access to Deerfoot Trail, Glenmore Trail, Stoney Trail, and Barlow Trail.



Drive Times:

Stoney Trail: **6 minutes**

Deerfoot Trail SE: **16 minutes**

Calgary Airport: **23 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



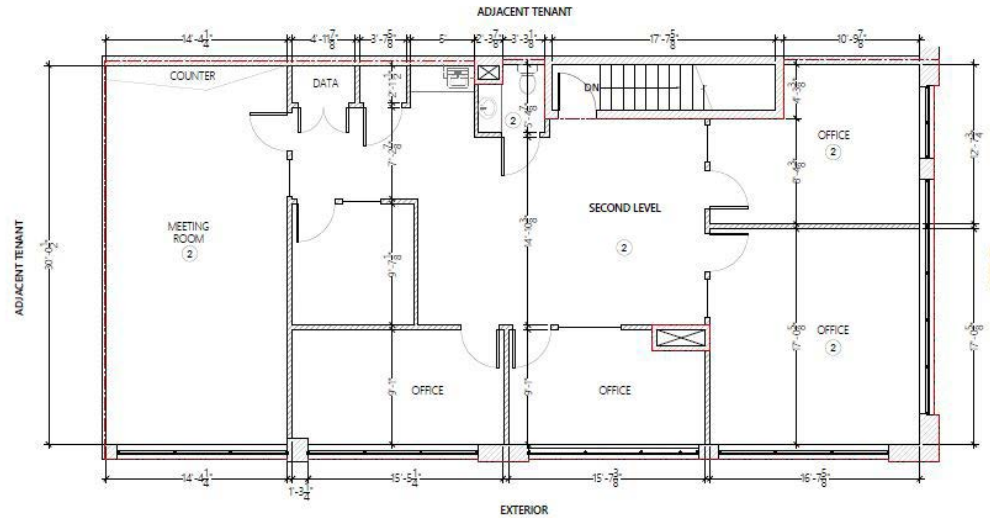
restaurants & fast food



fuel / charging stations



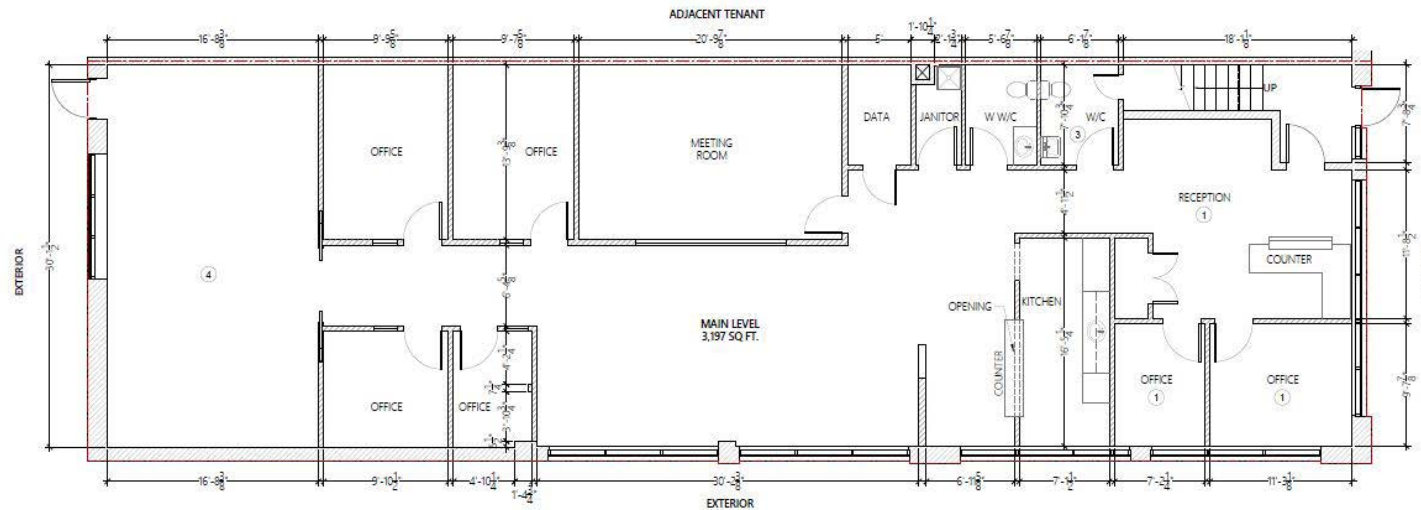
FLOOR PLANS



Features:

- 5 offices.
- Washroom.
- Kitchen area.
- Counter with sink.
- Large meeting room.
- Open office area.

2nd Level (101B) // 2,122 SF *Registered Size



Features:

- 6 offices.
- 2 washrooms.
- Attractive reception.
- Boardroom meeting room.
- 2 large open work stations.

Main Level (101A) // 3,188 SF *Registered Size



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