



FOR SALE

**±29,940 SF
on 1.27 Acres**

INVESTMENT PROPERTY

Investment Opportunity

Multi-Tenant Industrial Building | 2835 19 Street NE, Calgary, AB T2E 7A2

PROPERTY HIGHLIGHTS

- 2835 19 St NE is a ±29,940 SF, multi-tenant, 94% leased, income-producing industrial building situated on ±1.27 acres in Calgary's established South Airways industrial district
- The site features drive-around loading, ample parking and direct exposure to 19th Street NE
- Value add opportunity with lease rates below market allowing a new owner to increase the value as leases turn over
- Multi-tenant configuration provides flexibility to accommodate a range of industrial users
- Strategically located in the established South Airways industrial district with excellent access to Deerfoot Trail, McKnight Boulevard and Calgary International Airport

ACCESS TO CONFIDENTIAL INFORMATION

To receive detailed financial and leasing information, interested parties must complete the following steps:



Review and execute the Confidentiality Agreement [here](#)



Email the fully executed NDA to [Brody Butchart](mailto:Brody.Butchart)



Brody Butchart

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Ed Stenger

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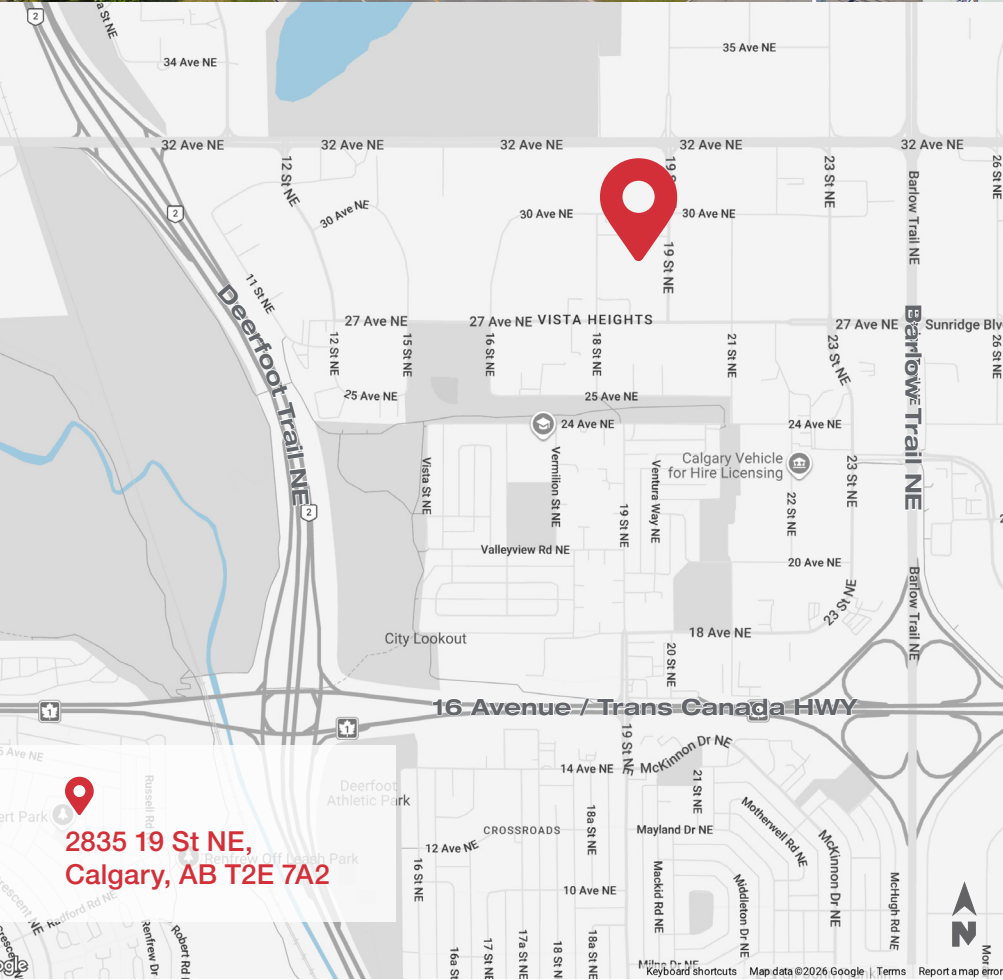
3633 8 St SE, Calgary, AB T2G 3A5



403 984 9800



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ADVENT COMMERCIAL REAL ESTATE CORP.

ABOUT THE PROPERTY

LEGAL ADDRESS	Plan: 7810077; Block: 7; Lot: 8
YEAR BUILT	1978
SITE SIZE	±1.27 Acres
TOTAL AREA	±29,940 SF
MAIN FLOOR	±22,290 SF
SECOND FLOOR	±7,650 SF
AVERAGE BAY SIZE	±2,640 SF
AVG LEASE RATE	\$7.50 PSF (below market)
ZONING	I-G (Industrial - General)
TAXES	\$84,040.12 (2025)
LOADING	8 - 12'x14' Drive-in doors
ASKING PRICE	\$3,850,000

For more information,
please contact:



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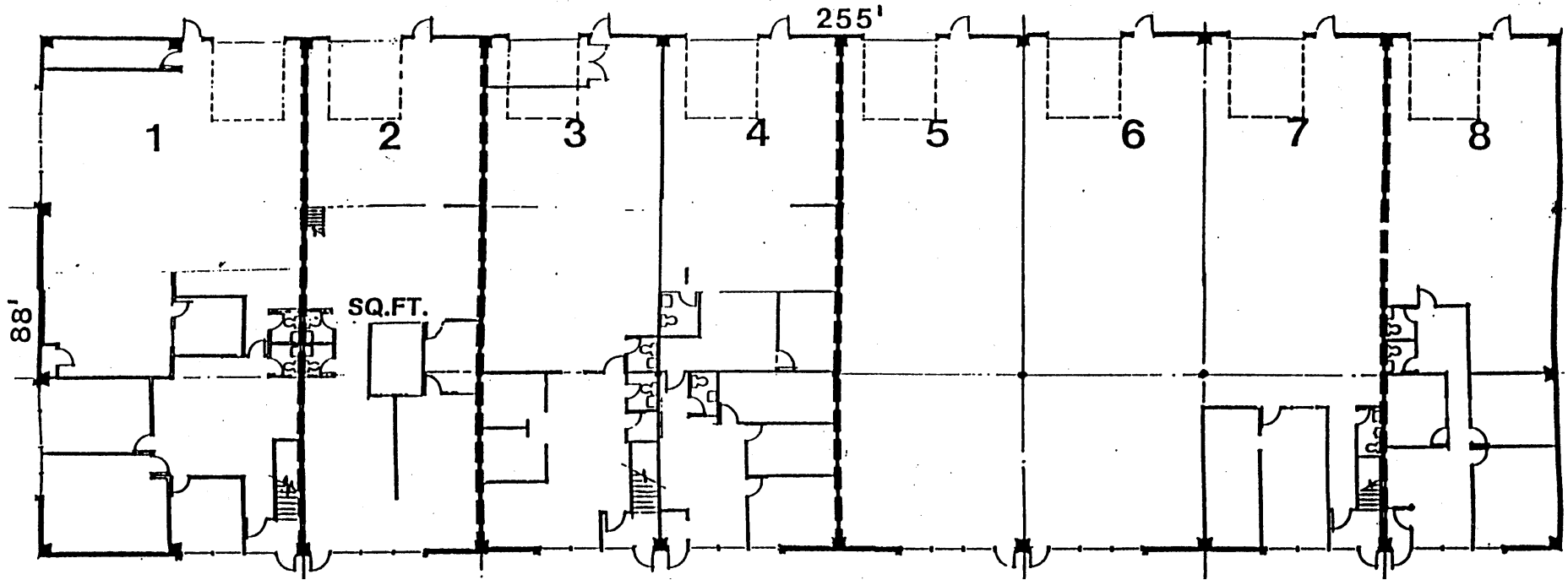
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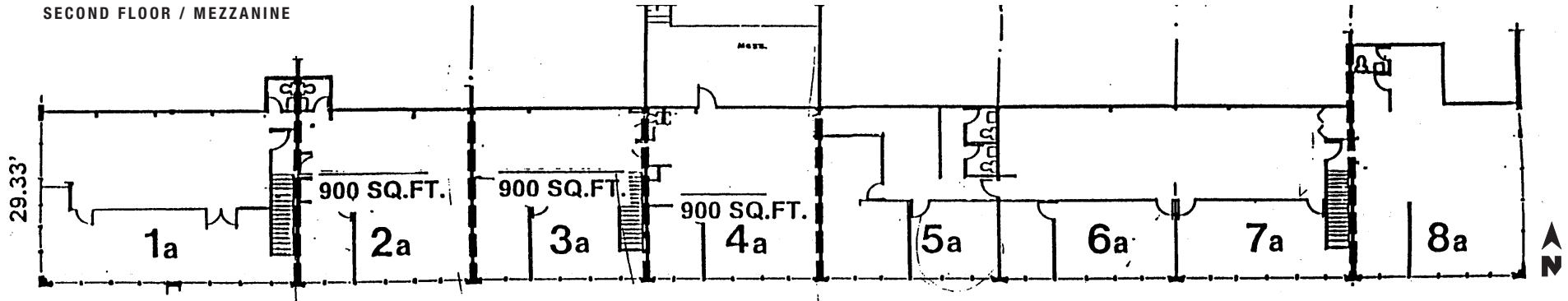
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PROPERTY FLOOR PLANS

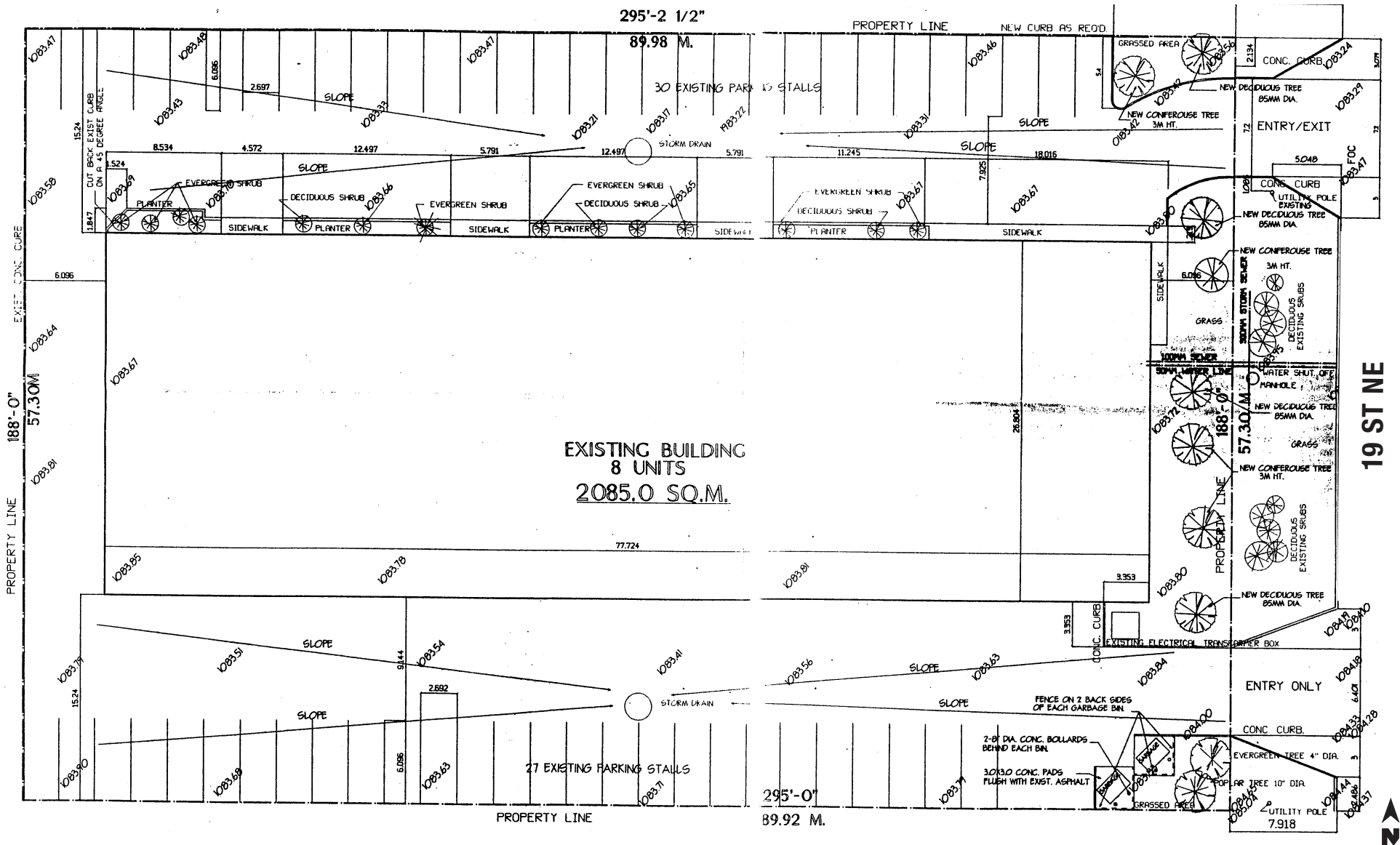
MAIN FLOOR



SECOND FLOOR / MEZZANINE



PROPERTY SITE PLAN





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