

**FOR SALE**



**Bay 16, 10672 46th Street SE**  
**CALGARY, AB**

**LUCAS PORTWOOD**

VICE PRESIDENT

403.589.9393

PORTWOOD@CYPRESSGROUP.CA

4838 RICHARD ROAD SW, CALGARY, AB T3E 6L1, CANADA | 403.648.0824 | [CYPRESSGROUP.CA](https://www.cypressgroup.ca)

## PROPERTY OVERVIEW



**End Cap Unit with  
Wrap Office Glazing**



**Located in Eastlake  
Industrial District**



**Well Appointed Office  
Over Two Floors**

<b>Sale Price:</b>	<b>\$950,000 (\$225/sf)</b>
<b>Available Area</b>	
Office:	2,400 square feet (over 2 floors)
Warehouse:	1,808 square feet
<b>Total:</b>	<b>4,208 square feet</b>
<b>Ceiling Height:</b>	24'
<b>Loading:</b>	1 - Drive-in Door (10'x12')
<b>Power:</b>	200 amps (TBV)
<b>Property Taxes:</b>	\$19,209.68 (2025)
<b>Zoning:</b>	I-G (Industrial General)
<b>Available:</b>	Negotiable

### 10672 46th Street SE

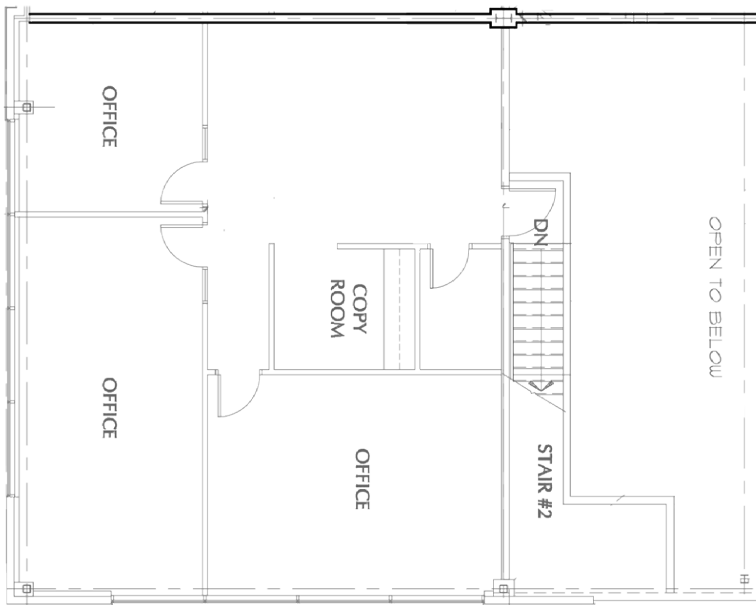
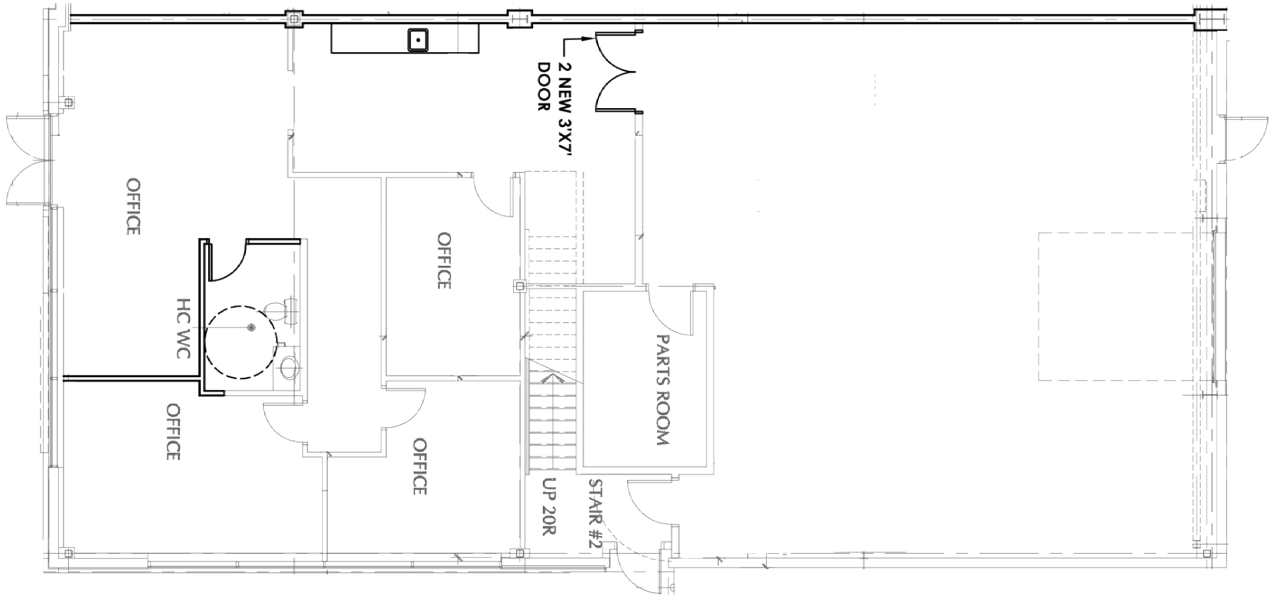
This industrial condominium was constructed in 2008 and is ideally located in the Eastlake Industrial District with quick access to Barlow Trail SE, Deerfoot Trail SE, Glenmore Trail SE and Stoney Trail (ring road). The property fronts 106th Avenue SE and features ample parking and nearby amenities.

### Highlights:

- End cap unit with south facing office offering great natural light
- Newly renovated office area over two floors
- 7 assigned parking stalls with additional parking available on site
- Currently tenant has 3 years remaining on lease, opportunity for vacant possession
- 24' clear ceiling height in warehouse with radiant heating

**LUCAS PORTWOOD**  
403 589 9393  
PORTWOOD@CYPRESSGROUP.CA

# FLOOR PLAN



LUCAS PORTWOOD  
403 589 9393  
PORTWOOD@CYPRESSGROUP.CA

## SHOP & LOADING



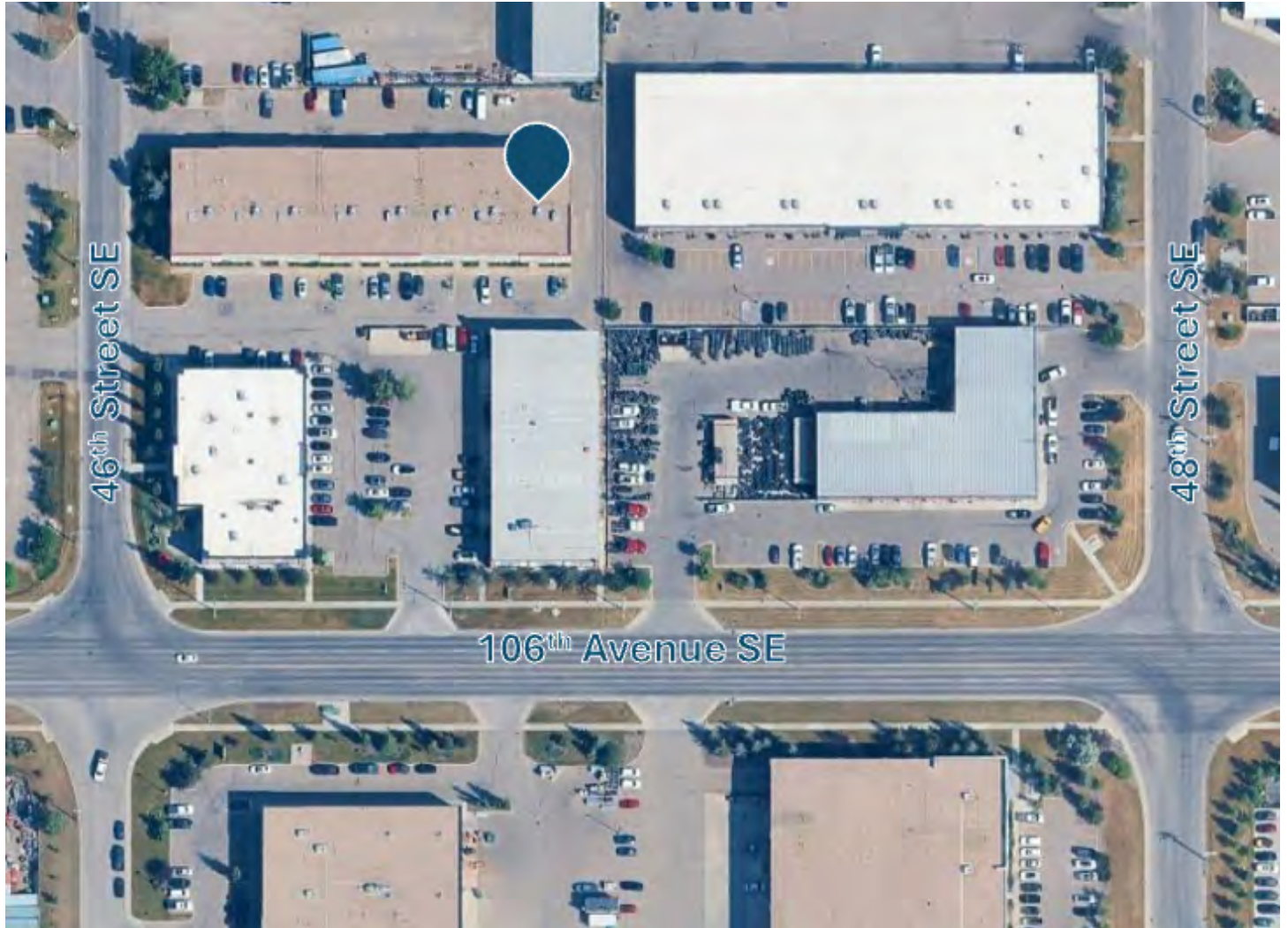
**LUCAS PORTWOOD**  
**403 589 9393**  
**PORTWOOD@CYPRESSGROUP.CA**

## OFFICE AREA



**LUCAS PORTWOOD**  
**403 589 9393**  
**PORTWOOD@CYPRESSGROUP.CA**

## LOCATION



### CONTACT:

## LUCAS PORTWOOD

VICE PRESIDENT

403 589 9393

PORTWOOD@CYPRESSGROUP.CA

4838 RICHARD ROAD SW, CALGARY, AB T3E 6L1, CANADA | 403.648.0824 | CYPRESSGROUP.CA