



Warehouse Space

3113 5 Avenue NE | Calgary, Alberta

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3633 8 STREET SE
Calgary, AB T2G 3A5
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naiadvent.com

FOR SALE

Industrial Condo

3,551 ± SF



Property Details

| | |
|----------------|-------------------------|
| DISTRICT | Franklin |
| ZONING | I-C |
| YEAR BUILT | 2014 |
| CEILING HEIGHT | 24' Warehouse |
| LOADING | 14' x 14' Drive in Door |
| POWER | 200A/347 - 600v 3 Phase |
| PARKING | Ample |
| SIZE | 3,551 ± SF |
| PRICE | \$1,050,000 |
| PROPERTY TAXES | \$23,000.00 (2025) |
| CONDO FEES | \$1008.00 / Month (TBV) |

Property Highlights

- Flexible Industrial I-C zoning allowing for a wide range of industrial and commercial uses.
- Exceptionally clean, warehouse space with no interior buildout — making it easy to tailor the layout to suit a variety of operational or storage needs. Perfect for businesses looking for functionality with room to grow.
- Excellent location surrounded by numerous retail amenities
- Steps from the Blue Line LRT and minutes to major corridors including Memorial Drive, Barlow Trail, and Deerfoot Trail.
- Ample marshalling space at rear.
- 14'x14' electric overhead drive-in door.
- Double compartment sump.
- ESFR sprinklers
- T5HO lighting throughout.
- RTU in place for premises HVAC

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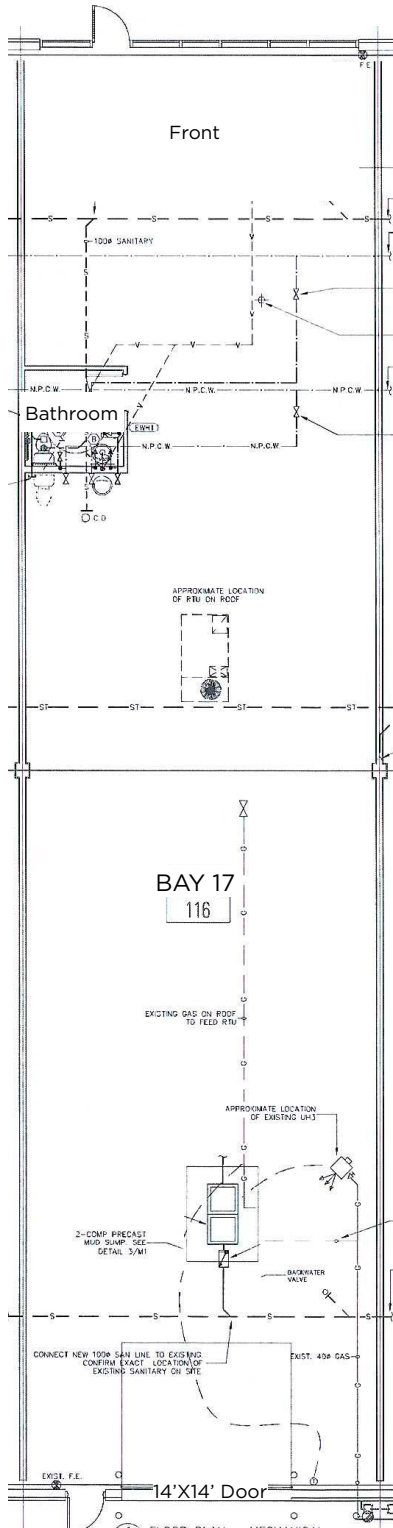
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Floor Plan



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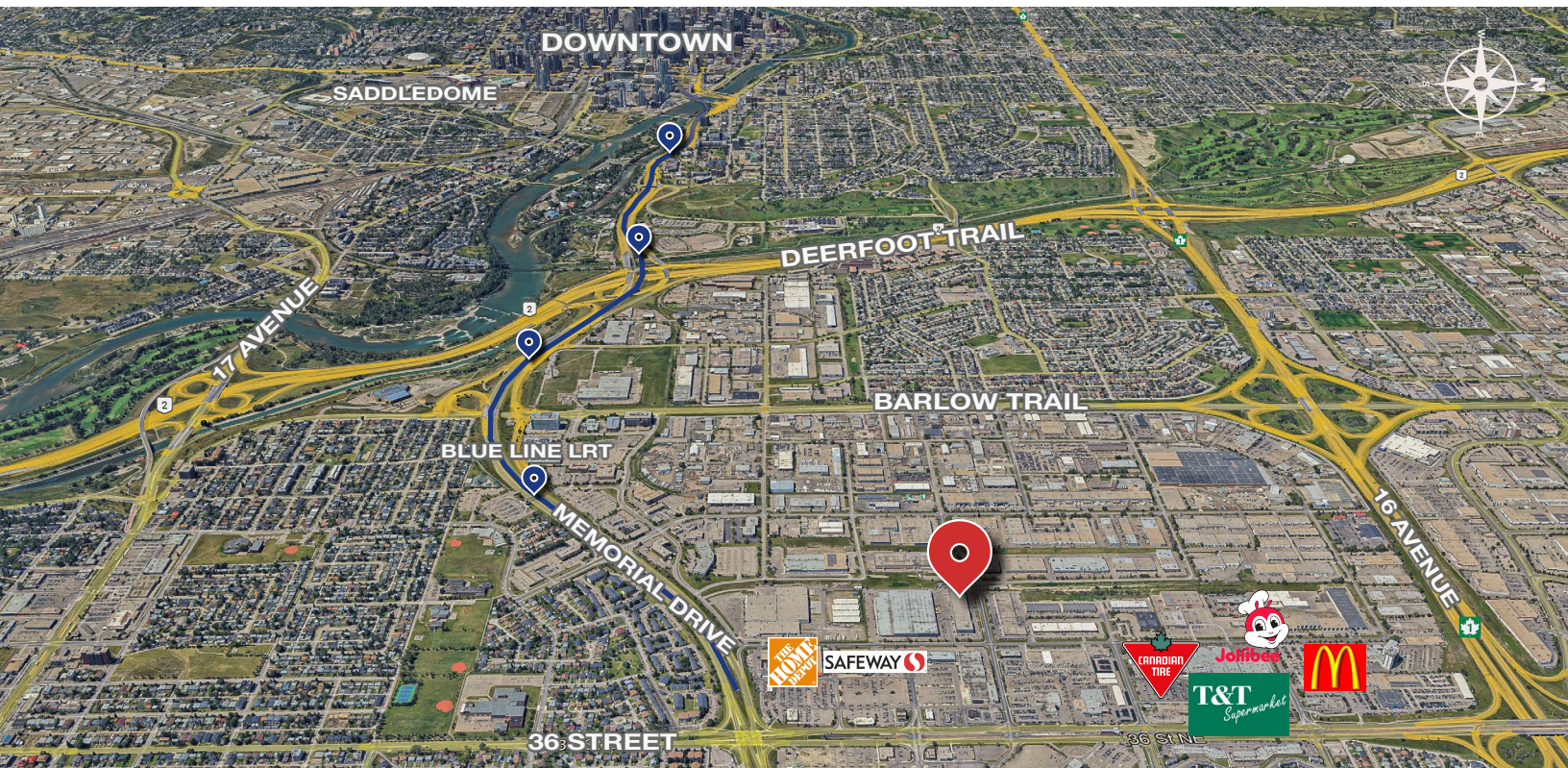
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