

Industrial Investment Opportunity: 97% Leased & Prime Location



OPPORTUNITY OVERVIEW

NAI Advent is pleased to present the exclusive sale offering of 1324 36 Avenue NE, a well-maintained $\pm 71,140$ SF multi-tenant industrial property located in the heart of Calgary's McCall Industrial Park — one of the city's most established and centrally located industrial districts.

Situated on a ± 2.78 -acre site, the property offers an ideal blend of stability and flexibility, with long-standing tenants in place and the potential for partial owner-user occupancy. With excellent access to Deerfoot Trail, 32 Avenue NE, and just minutes from Calgary International Airport, this asset is perfectly positioned for both local and regional buyers.

The property features a strong functional mix of $\pm 51,140$ SF warehouse and $\pm 20,000$ SF office space (over two floors), with recent renovations, ample parking, and modernized infrastructure. This is a compelling investment or occupancy opportunity within one of Calgary's busiest industrial corridors.



For more information,
please contact:



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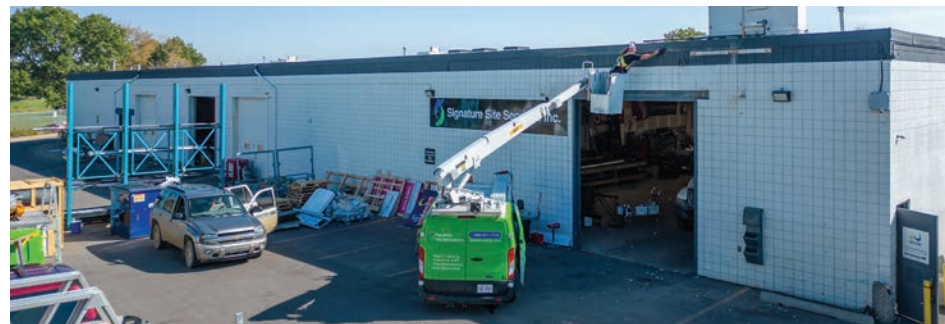
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PROPERTY DETAILS

LEGAL DESCRIPTION	Plan: 9611660; Block: 5; Lot: 13
ZONING	I-G (Industrial – General)
YEAR BUILT	1976
SITE AREA	±2.78 Acres
BUILDING AREA	±71,140 SF
WAREHOUSE	±51,140 SF
OFFICE	±20,00 SF (2-storey)
LOADING	3 Dock Doors (10'x10'), 2 Drive-In Doors (1 more to be built)
POWER	2,500 Amp, 120/208 Volt, 3 Phase (TBV)
CEILING HEIGHT	±16' clear
PARKING	70 stalls
PROPERTY TAXES	\$191,218.54 (2025)
OP COSTS	\$5.73 PSF (2025)
ASKING PRICE	\$10,700,000 (\$150 PSF)

KEY FEATURES

- » Located in McCall Industrial Park with excellent access to Deerfoot Trail and 32nd Avenue NE
- » ±96.5% leased with long-standing tenants in place
- » Ideal for investment or partial owner-user opportunity
- » Recently renovated (2019) (TBV)
- » Fully sprinklered
- » Minutes to Calgary International Airport

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