



4702 1 Street SW, Calgary AB

- Owner/Occupier purchase opportunity with existing income
- Flexible I-R zoning
- Fully air-conditioned suites boast ample natural light
- The property features plenty of free street parking and limited onsite parking
- Strategically located 1 block east of Macleod Trail SW
- Professionally managed by NAI Advent



June 11, 2025

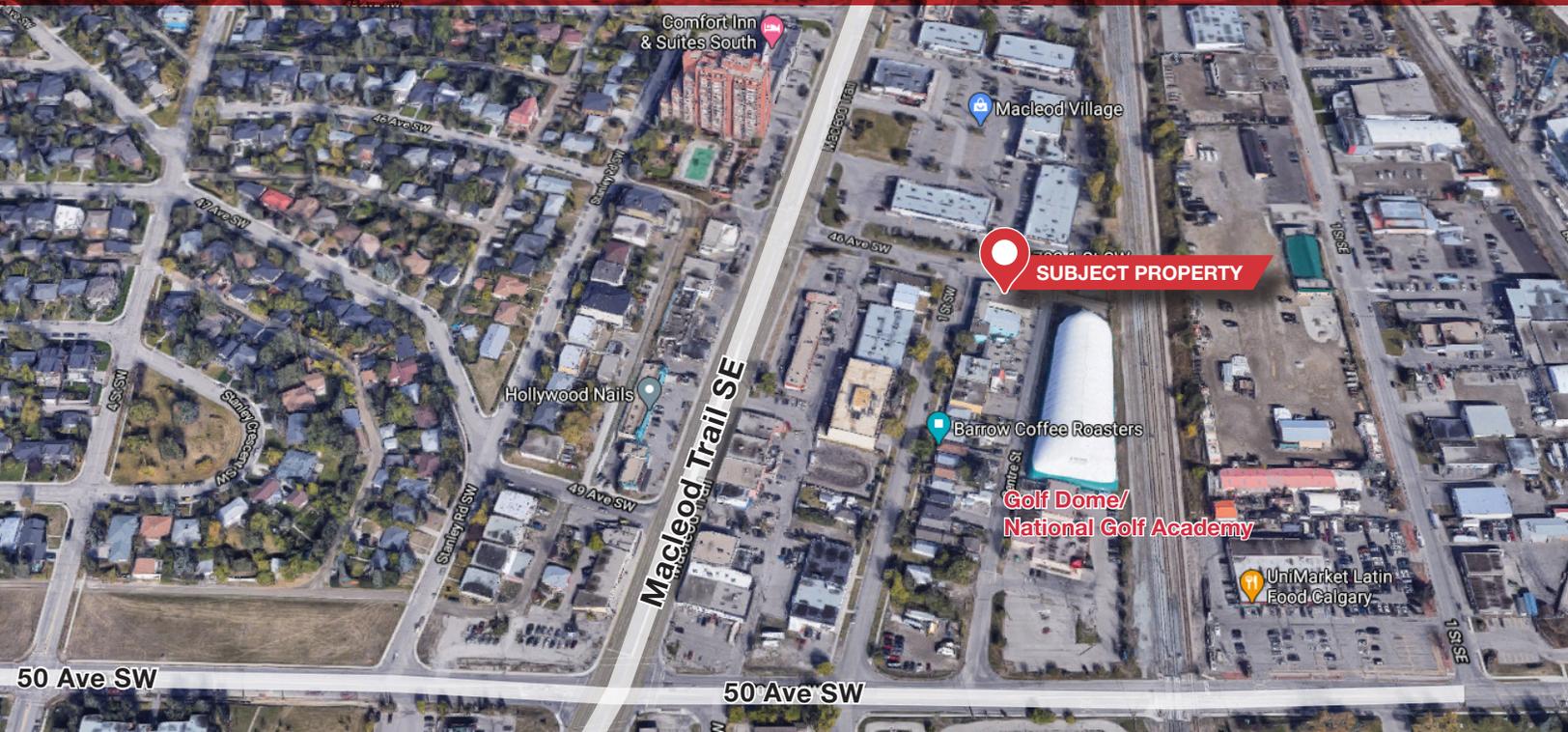
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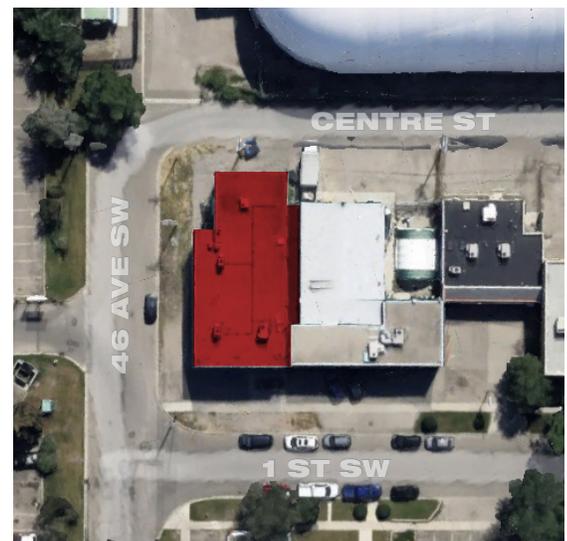
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| | |
|---------------------|---|
| SALE PRICE | \$1,395,000 |
| POTENTIAL NOI | \$66,420.00(W/ vendor leaseback) |
| CURRENT NOI | \$39,180.00 |
| YEAR BUILT | 1966 |
| SUBDIVISION | Manchester |
| PROPERTY TAX | \$30,560.04 (2025) |
| TOTAL BUILDING AREA | ±7,230 SF (Across 2 floors) |
| AVAILABLE FOR LEASE | ±950 SF (Suite 202) ±666 SF (Suite 205) ±754 SF (Suite 101) |
| LEASE RATE | Market |
| OP COSTS | \$11.25 PSF (2025) |
| AVAILABILITY | Immediate |
| ZONING | I-R (Industrial Redevelopment) |
| LOADING | 1 Drive-in door (10' x 10') (TBV) |
| PARKING | Ample street parking |



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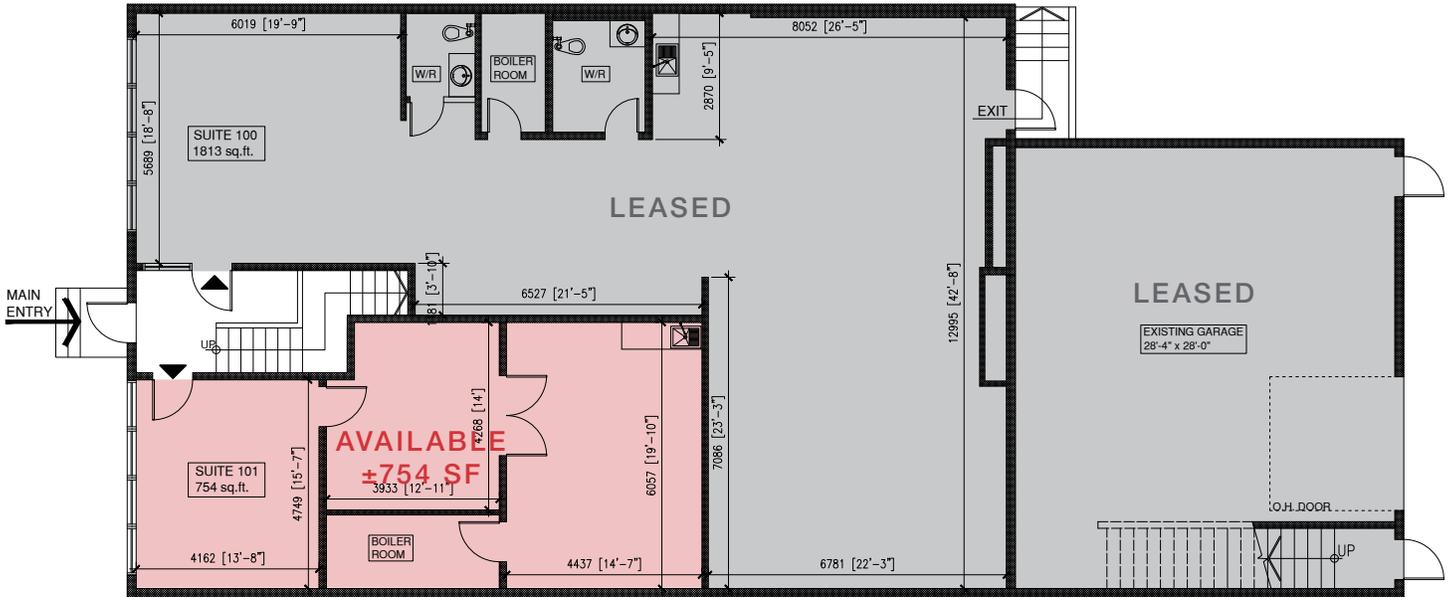
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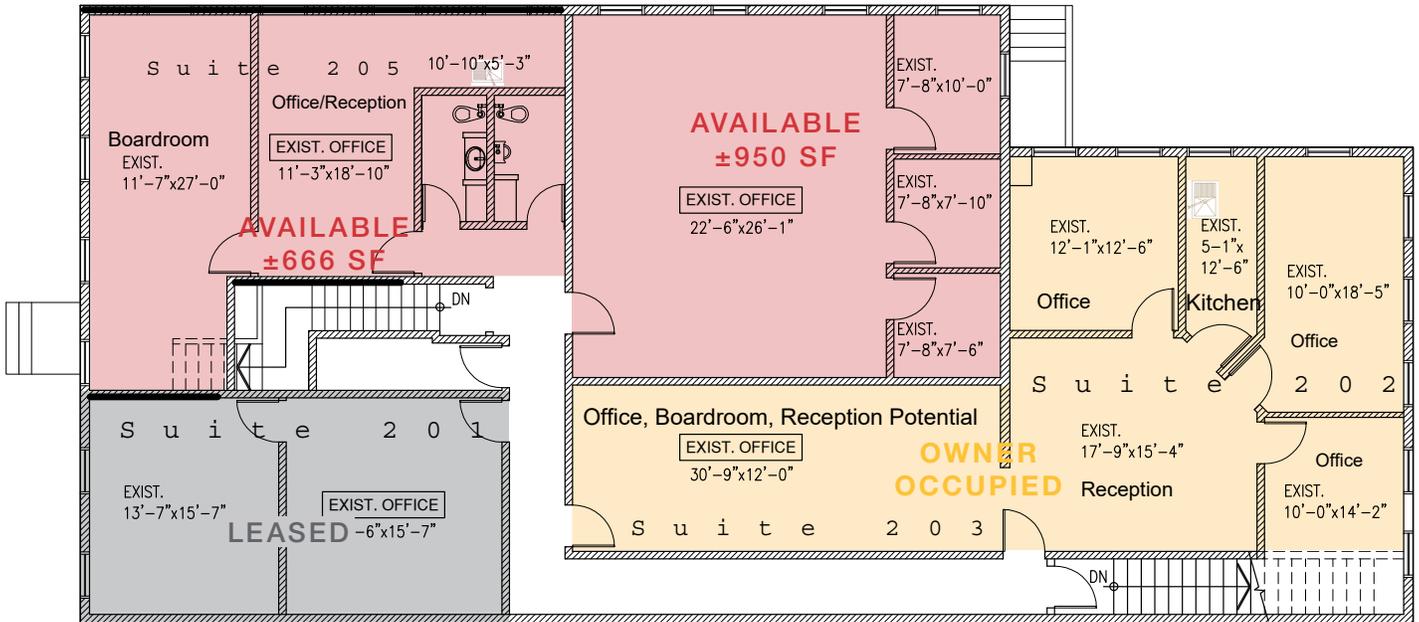
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Floorplans

MAIN FLOOR



SECOND FLOOR



Owner willing to vacate or leaseback their suites

** All dimensions and areas are approximate and should be used for reference only.

| | | | | |
|--------------------------------|---|---|---|---|
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Industrial - Redevelopment (IR) Zoning

PERMITTED USES

- Artist's Studio
- Auto Body and Paint Shop
- Auto Service — Major
- Auto Service — Minor
- Beverage Container Quick Drop Facility
- Brewery, Winery and Distillery
- Car Wash - Multi Vehicle
- Car Wash - Single Vehicle
- Catering Service - Major
- Catering Service - Minor
- Crematorium
- Dry-cleaning and Fabric Care Plant
- General Industrial - Light
- General Industrial - Medium
- Indoor Recreation Facility
- Large Vehicle Service
- Large Vehicle Wash;
- Motion Picture Production Facility;
- Park
- Parking Lot — Grade
- Parking Lot — Structure
- Power Generation Facility — Medium
- Power Generation Facility — Small
- Protective and Emergency Service
- Recreational Vehicle Service
- Recyclable Material Drop-Off Depot
- Sign — Class A
- Sign — Class B
- Sign — Class D
- Utilities
- Utility Building
- Vehicle Storage

DISCRETIONARY USES

- Auction Market — Other Goods
- Auction Market — Vehicles and Equipment
- Building Supply Centre
- Bulk Fuel Sales Depot
- Child Care Service
- Custodial Quarters
- Drive Through
- Fleet Service
- Health Care Service
- Information and Service Provider
- Instructional Facility
- Kennel
- Large Vehicle and Equipment Sales
- Office
- Outdoor Café
- Payday Loan
- Pet Care Service
- Print Centre
- Recreational Vehicle Sales
- Restaurant: Food Service Only
- Restaurant: Licensed
- Restored Building Product Sales Yard
- Salvage Yard
- Self Storage Facility
- Service Organization
- Storage Yard
- Sign — Class C
- Sign — Class E
- Sign — Class F
- Sign — Class G
- Special Function — Class 2
- Urban Agriculture
- Vehicle Rental — Minor
- Vehicle Sales — Minor
- Veterinary Clinic
- Wind Energy Conversion System — Type 1
- Wind Energy Conversion System — Type 2

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