

Approved Auto Bay Corner Condo Unit for Sale

PROPERTY HIGHLIGHTS

- » Automotive bay in Calgary's McCall district, offering excellent access to McKnight Blvd, Deerfoot Trail, and Barlow Trail.
- » The main floor has been used and approved for automotive mechanic/tire shop uses.
- » Showroom/Office area with epoxy and tile flooring and double doors allowing convenient access to the showroom.
- » Second floor can include staff area with a washroom and kitchenette (installation underway).
- » Dedicated mezzanine area for additional storage.
- » Recently upgraded high-intensity LED lighting, new furnace, and hot water tank.
- » Brand new make-up air unit **5,000 CFM**.
- » Forced air unit in the warehouse and new electrical panels.
- » Oversized drive-in door (16'x12'), 20' ceilings, and a dual sump drain.
- » Loading door external security bar for added protection and maintaining the structural integrity of the loading door area.
- » Assigned parking in front, with additional street parking available.
- » Comes with select equipment such as tire balancer and rotary lifts (inquire for more details).

June 2, 2026

PROPERTY DETAILS

LEGAL ADDRESS	7810477;1
SUBDIVISION	McCall
ZONING	I-G (Industrial General)
YEAR BUILT	1978
UNIT SIZE	±5,750 SF Total
MAIN LEVEL	±3,850 SF
SECOND LEVEL	±1,900 SF
LOADING	1 Drive-in door (16' x 12')
CEILING HEIGHT	20'
POWER	400A, 120/208V, 3Ph (TBV)
PARKING	4 Assigned stalls plus additional parking behind the bay and street parking
CONDO FEES	\$473 / Month (TBV)
TAXES	\$17,331.91 (2025)
ASKING PRICE	Contact broker
LEASE RATE	Market
OP. COSTS	TBV

For more information,
please contact:



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PROPERTY LOCATION



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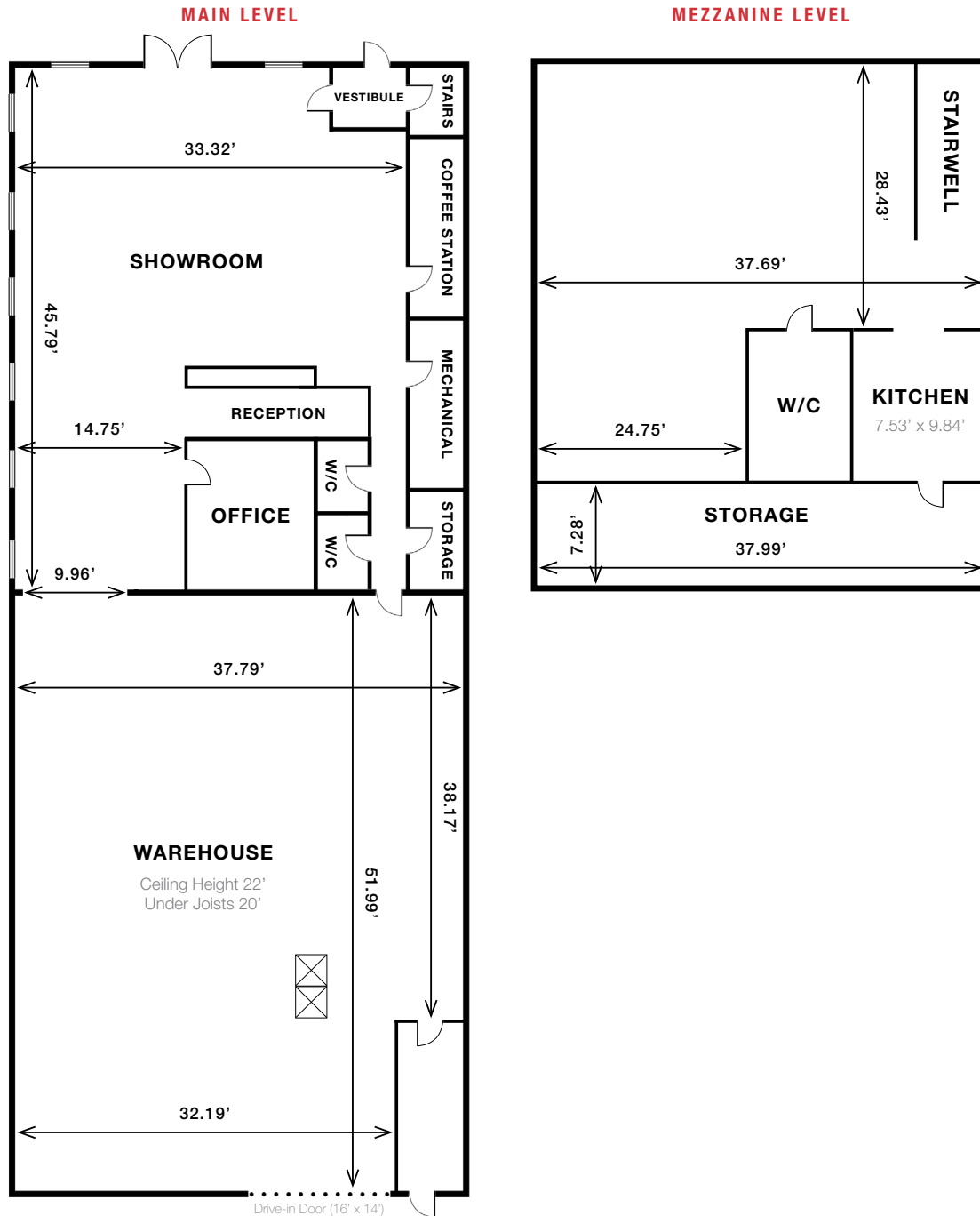
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PROPERTY FLOOR PLANS



THE ABOVE FLOOR PLAN DRAWINGS ARE APPROXIMATE AND ARE INTENDED FOR INFORMATION PURPOSES ONLY, THEY SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION.

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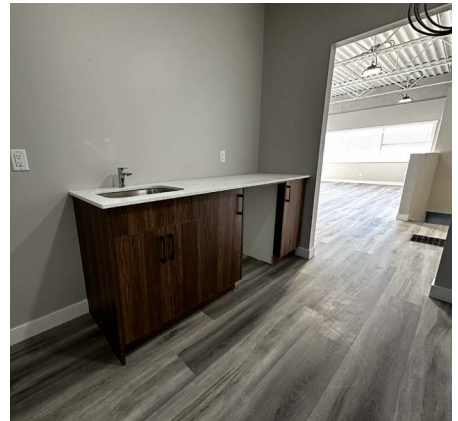


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PROPERTY PHOTOS



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