

34, 5610 46 Street SE
Calgary, Alberta

MLS # A2288232



\$895,000

Division: Foothills
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 3,080 sq.ft.
Zoning: I-G

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -
Inclusions: N/A	

Excellent opportunity to purchase a well-appointed industrial condo bay located at 34 – 5610 46 Street SE, in the heart of Calgary's established Southeast industrial corridor. Zoned I-G (Industrial General), this versatile property is ideal for owner-users or investors seeking functional industrial space with office and yard components. The property offers a total building area of 3,080 sq. ft., constructed with a durable steel frame and featuring an estimated 18–22 ft clear ceiling height. The warehouse is serviced by a 14' x 14' rear overhead door, overhead radiant heating, hose connection in the rear bay, and three-phase 220V power, making it well-suited for light manufacturing, warehousing, trade contractors, or service-based industrial operations. The front office area includes approximately 870 sq. ft. of mezzanine space, featuring a main reception area with a service counter leading into a second office. The unit includes two washrooms, one in the front office area and a separate washroom in the warehouse. An added value feature is the fenced and gated rear storage yard, approximately 1,500 sq. ft., secured with an 8-foot security fence, providing excellent outdoor storage, staging, or secure yard use. Permitted uses under I-G zoning include (but are not limited to): warehouse and distribution, light manufacturing and assembly, vehicle service and repair, contractor services, industrial operations, equipment and material storage, printing and publishing, research and development, sign manufacturing, custom manufacturing, and office uses ancillary to industrial operations. Discretionary uses may include select retail, personal service, childcare, or car wash uses, subject to approval by the City. This well-located and functional industrial condo bay offers strong long-term utility for a wide range of industrial users and benefits from

excellent access to major transportation routes throughout Southeast Calgary.