



Freestanding Industrial Building with Yard

For Sale | 4980 28 Street SE, Calgary, AB T2B 3H2 | Golden Triangle

PROPERTY HIGHLIGHTS

- » Rare freestanding industrial building in Calgary's Golden Triangle on ± 0.8 acres
- » 3,200 SF quonset with concrete pad
- » Air-conditioned office with reception/work area, 3 private offices, and storage
- » Two access points to the property
- » Loading: two (2) 14' x 12' drive-in doors and one (1) 16' x 16' oversized drive-in door
- » Warehouse equipped with sump
- » Approx. 18' clear ceiling height to joists (TBV)
- » Flexible warehouse and yard layout ideal for service, contractor, or distribution users
- » Ample yard area with efficient circulation and parking
- » Excellent access to Barlow, Deerfoot, Peigan, & Stoney Trails
- » I-G zoning supports a wide range of industrial uses

FOR SALE

$\pm 4,343$ SF
on ± 0.8 AC

INDUSTRIAL BUILDING

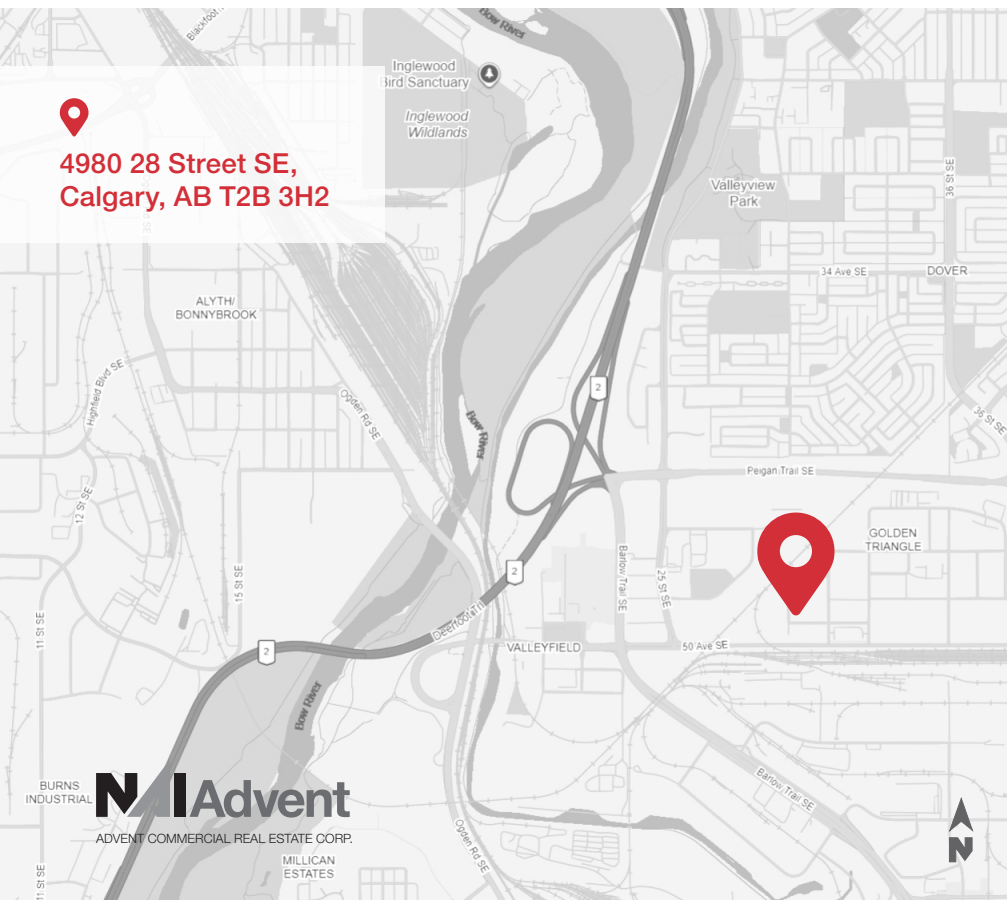
For more information,
please contact:



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PROPERTY DETAILS

LEGAL ADDRESS Plan: 8110617; Block: 4; Lots: 3-4

MAIN BUILDING ±4,343 SF

QUONSET ±3,200 SF

LAND SIZE ±0.8 Acres

ZONING I-G (Industrial - General)

YEAR BUILT 1991

LOADING
2 - 12' x 14' Drive-in Doors
1 - 16' x 16' Drive-in Door
2 - 14' x 14' Drive-in Doors (Quonset)

CEILING HEIGHT 18' Clear to the Joists (TBV)

POWER 225 Amp @ 120 / 208 Volt (TBV)

PROPERTY TAX \$40,443.72 (2026)

ASKING PRICE \$2,700,000

AVAILABILITY Negotiable

LOCATION HIGHLIGHTS

- » Prime industrial location in Calgary's established southeast corridor
- » Strong connectivity to major logistics and transportation routes
- » Central positioning for efficient citywide distribution
- » Close proximity to key industrial amenities and services
- » Excellent access to 52 Street SE, as well as Barlow, Deerfoot, Peigan, & Stoney Trails

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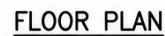
INTERIOR PROPERTY PHOTOS



EXTERIOR PROPERTY PHOTOS



PROPERTY FLOOR PLAN



SCALE: $1/8" = 1'-0"$



ADVENT COMMERCIAL REAL ESTATE CORP.

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