



4702 1 Street SW | Calgary, AB

- Prime building and location for rezoning to more commercial friendly.
- 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.
- Confidentiality Agreement link here.



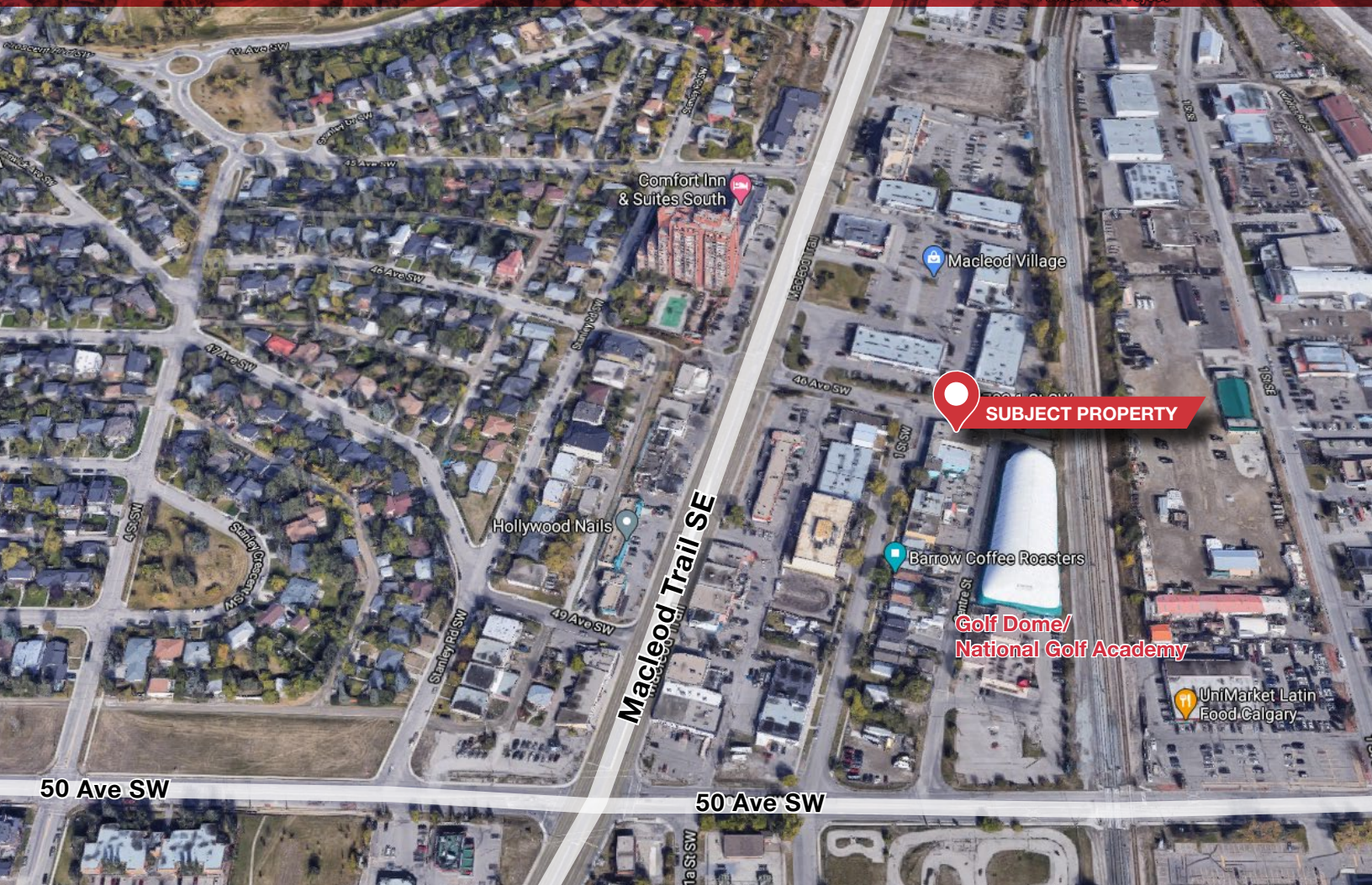
**Confidentiality
Agreement**



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4702 1 Street SW

Calgary, AB

Year Built **1966**

Total Building: **7,230+/- SQ FT (Over 2 Floors)**

Subdivision: **Manchester**

Sale Price: **\$1,395,000**

Lease Rate: **Market**

Lease Area: **Inquire for Suite Availability**

Op. Costs: **\$12.22 PSF (2024)**

Property Tax: **\$10,799.09 (2024)**

Availability: **Immediate**

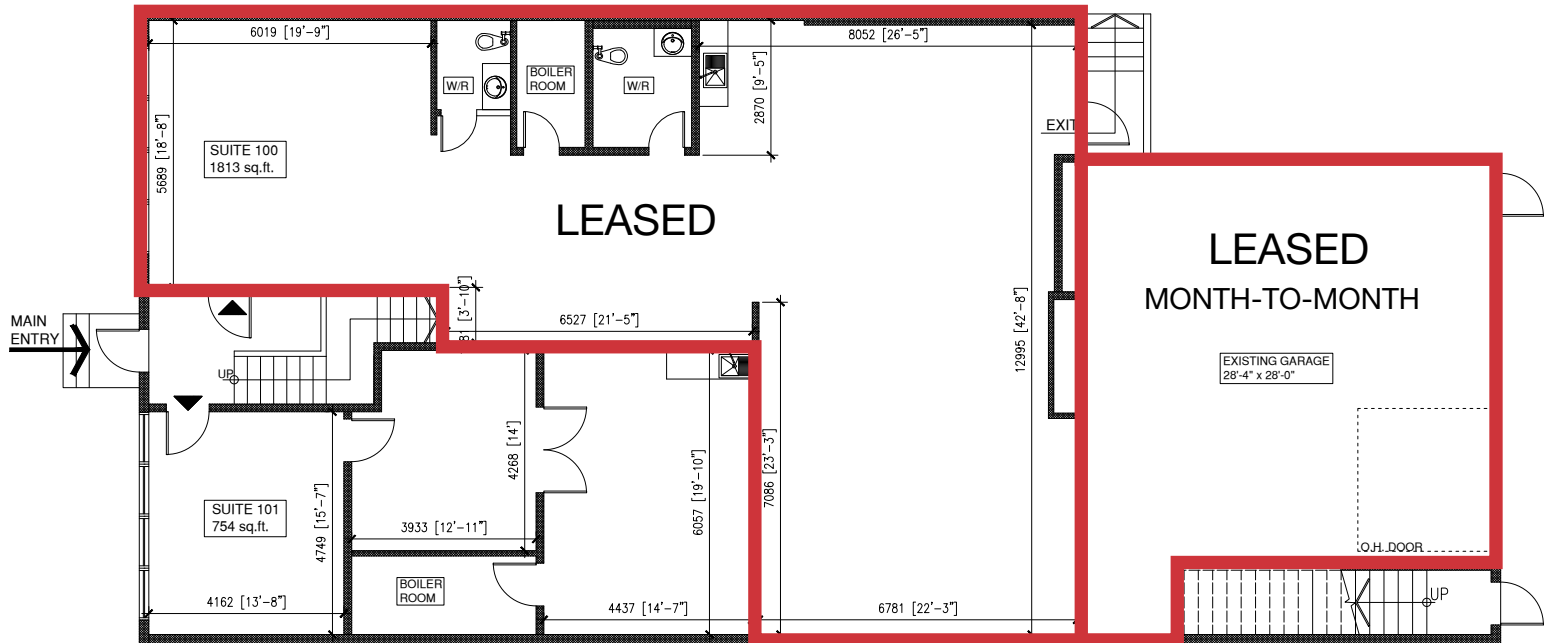
Zoning: **I-R Industrial-Redevelopment**

Parking: **Ample street parking available**

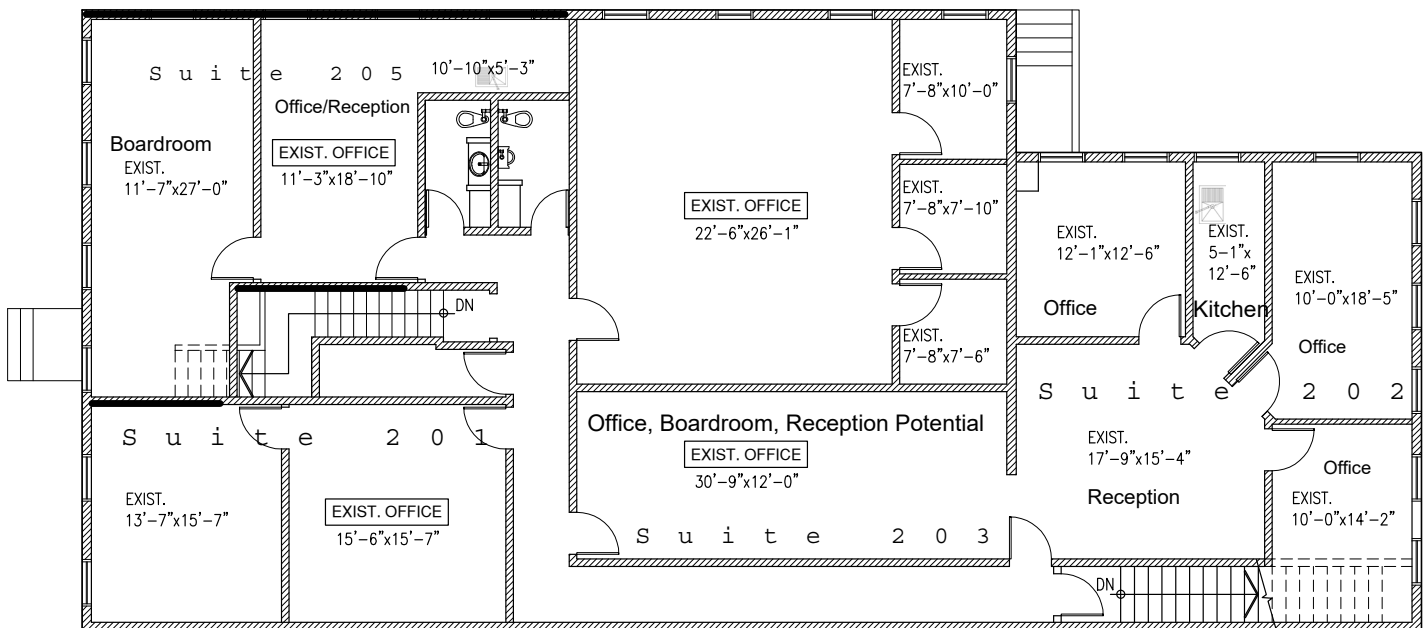
Loading: **Drive-In Door (10'x10') TBV**



MAIN FLOOR



SECOND FLOOR



All dimensions and areas are approximate and should be used for reference only. The developer reserves the right to make revisions to this plan. E & O.E.

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