

# FOR SALE

MULTI-TENANT INVESTMENT OPPORTUNITY



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4216 - 10 STREET NE  
CALGARY, AB

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**Lead Agents:**

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# PROPERTY DETAILS

FOR SALE | 4216 - 10 Street NE, Calgary, AB

Legal Description:	Plan 154LK; Block 1; Lot 7
District:	McCall Industrial
Site Size:	0.99 acres
Total Rentable Area:	± 16,595 sf
Main Floor Occupancy:	100%
2 <sup>nd</sup> Floor Occupancy:	25%
Loading:	5 drive-in doors
Zoning:	I-G (Industrial General)
Year Built:	1973
Asking Price:	\$2,950,000 (\$178 psf)
Current NOI:	\$153,192
Property Taxes:	\$53,641.76 (2023)
Operating Costs:	\$5.95 psf (2023)

## HIGHLIGHTS

- Beautiful city and mountain views
- Comprised of 5 industrial bays on the main floor and 4 separate second floor office units
- Fully paved site with generous loading area
- Property has been very well maintained
- Good access onto McKnight Boulevard, Deerfoot Trail and 32<sup>nd</sup> Avenue NE

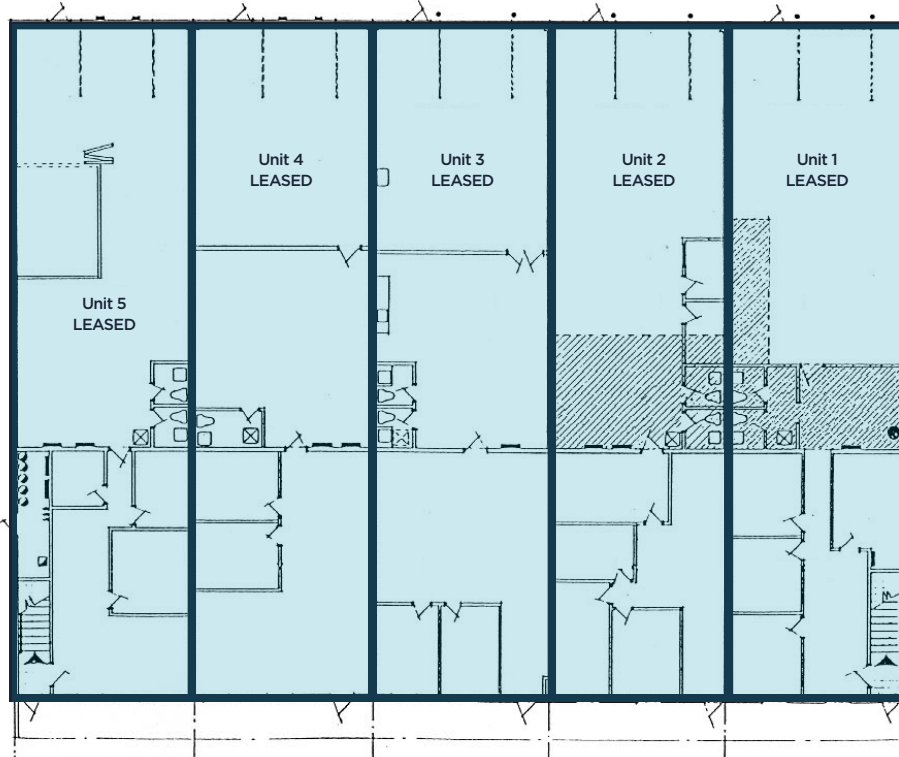
**CLICK HERE TO  
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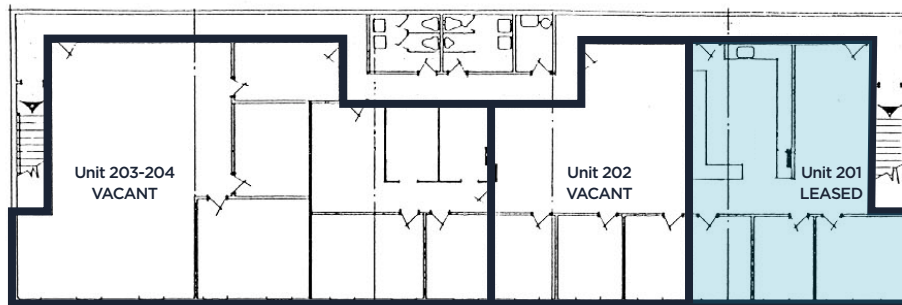


# FLOOR PLAN

FOR SALE | 4216 - 10 Street NE, Calgary, AB



Main Floor



Second Floor

## MAIN FLOOR UNIT BREAKDOWN

Unit #	Total Area	Office Area	Warehouse Area
Unit 1	2,202 sf	713 sf	1,489 sf
Unit 2	2,374 sf	885 sf	1,489 sf
Unit 3	2,374 sf	885 sf	1,489 sf
Unit 4	2,374 sf	885 sf	1,489 sf
Unit 5	2,202 sf	713 sf	1,489 sf

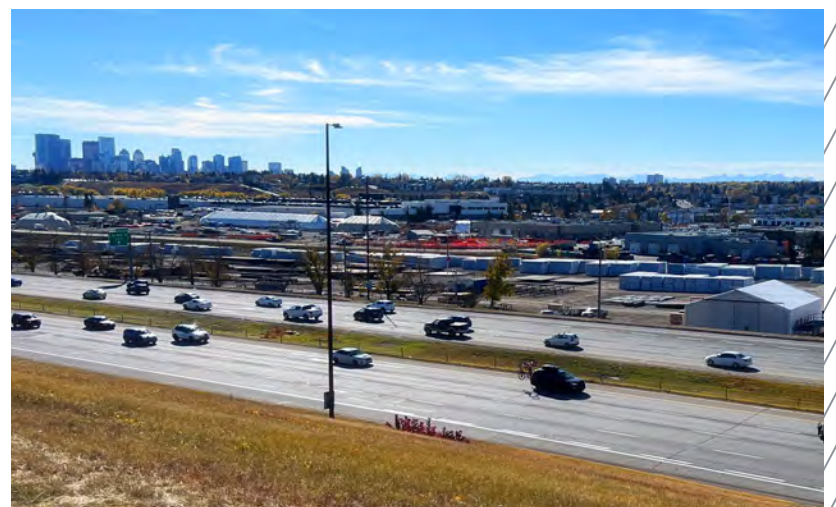
## SECOND FLOOR UNIT BREAKDOWN

Unit #	Total Area*	Status
Unit 201	1,240 sf	Leased
Unit 202	1,150 sf	Vacant
Unit 203	901 sf	Vacant
Unit 204	1,778 sf	Vacant

\*Includes share of common area.

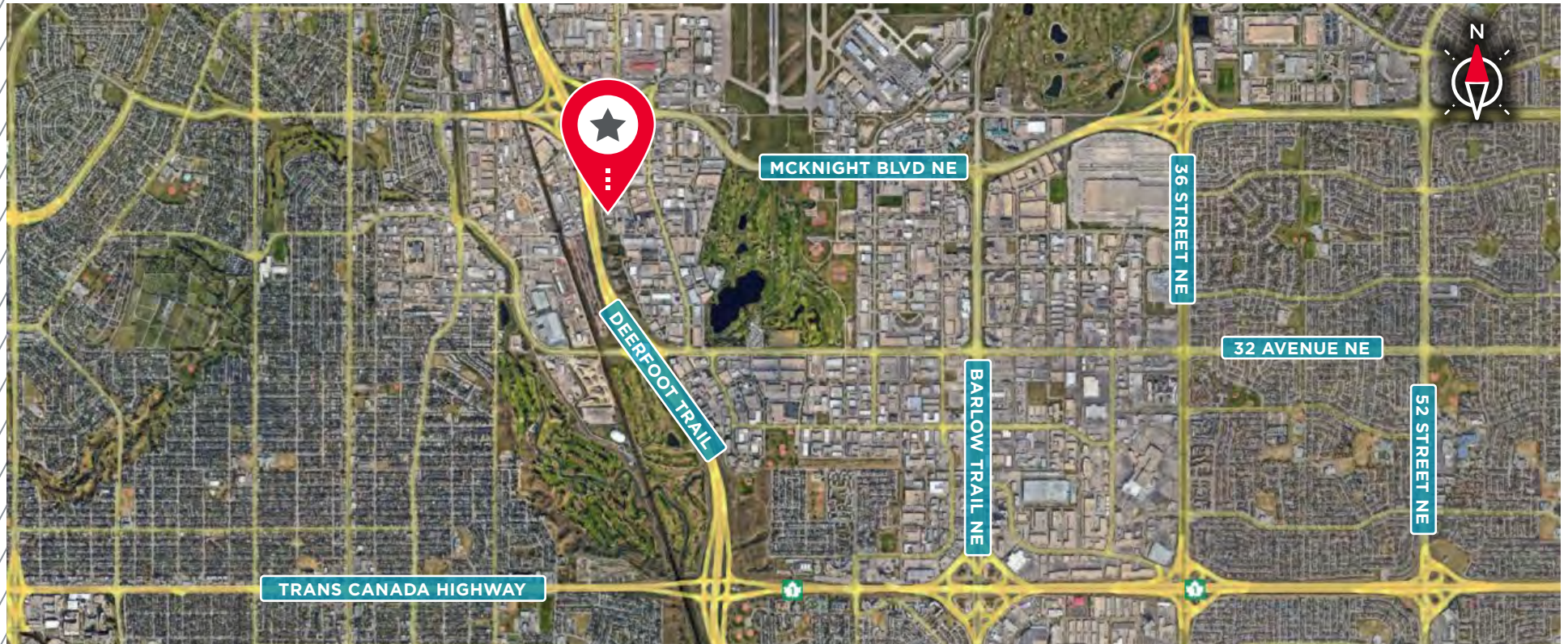
\*Not to scale, not exactly as shown.







# LOCATION MAP



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