



GRASSROOTS
REALTY GROUP

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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-maintained industrial condo bay located at 34 – 5610 46 Street SE in Calgary’s established Southeast industrial corridor. Zoned I-G (Industrial General), this property is ideally suited for quiet, clean, and low-impact industrial or commercial uses, subject to City zoning and Condominium Board approval. The unit offers a total main floor area of approximately 3,080 sq. ft., plus an approximately 870 sq. ft. mezzanine, 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 warehousing, distribution, contractor operations, light assembly, and service-based industrial uses that do not create excessive noise, vibration, fumes, or hazardous conditions. The front office area totals approximately 1000 sq. ft. and includes a reception area with service counter and a private office. The unit is equipped with two washrooms, one located in the front office area and a second in the warehouse. An added feature is the fenced and gated rear storage yard, approximately 1,500 sq. ft., secured with an 8-foot security fence, providing valuable outdoor storage or staging space. Condominium bylaws restrict uses that create nuisance, excessive noise, fire or insurance risk, hazardous materials, automotive repair, heavy manufacturing, food production, or high-traffic operations. Vehicle repairs, spray painting, chemical storage, and activities that materially increase insurance premiums are not permitted. Signage is restricted to non-backlit, single-mounted lettering or panel signage only. This clean, functional industrial condo bay presents an excellent opportunity for

owner-operators or investors seeking a strategic Southeast Calgary location with strong access to major transportation routes and a professionally managed condominium environment.