



**GRASSROOTS**  
REALTY GROUP

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**4420 Blackfoot Trail SE**  
**Calgary, Alberta**

**MLS # A2025783**



**\$5,600,000**

**Division:** Highfield

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 18,000 sq.ft.

**Zoning:** I-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat

**Utilities:** -

**Exterior:** Concrete

**Parking:** -

**Water:** -

**Lot Size:** 1.97 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Rare Opportunity for Investor or Future Owner User! Two Buildings for Sale on Blackfoot Trail SE: 4412 and 4420 Blackfoot Trail SE. 18,000 Sq. Ft of Buildings on 1.97 Acres. 4412 is a 6,000 Sq. Ft. building leased to Vancouver Auto Liquidation Centre Ltd. 4420 is a 12,000 Sq. Ft. building leased to City Wide Radiator. Current net income is \$300,500 per annum and will increase May 1, 2023 too \$336,500 per annum. Excellent exposure to Blackfoot Trail SE. This site is 1.97 Acres total and is zoned I-C which allows for light industrial and retail uses. Pattison Outdoors leases a small portion of the land for a Pylon Sign. The Pattison Outdoor lease expires August 31, 2023. The respective leases for 4412 and 4420 expire April 30, 2025 & neither lease has an option to renew. Both buildings have drive in over head doors, ample parking and good yard space. 4412 is currently getting a new roof. An investor could purchase this property and continue to lease out the buildings and land lease for the pylon sign. There is also potential to build additions on the existing buildings. In the future upon expiration of the leases the new owner could occupy one building and continue to lease the other or occupy both buildings. There is also fantastic future development potential for an investor who wants to get paid to wait - and redevelop this property in the future. Seller has 2017 Pinchin ESA Phase I and II available.