



Centrally-Located Industrial Lots

320 39 Ave SE, Calgary, AB T2G 1X6 | 319 38A Ave SE, Calgary, AB T2G 1X3

THE OFFERING

A rare opportunity to acquire up to ±0.92 acres of combined land with ±11,452 SF of existing building area across two contiguous properties in Calgary's centrally located Manchester Industrial district. This high-visibility location offers flexible purchase options — each lot can be acquired individually or as a full assembly.

Just steps from the 39th Avenue C-Train Station and Macleod Trail, and minutes from Blackfoot Trail, and Downtown, this offering is ideal for owner-users, investors, or future redevelopment. With direct exposure and multiple access points, this urban light industrial node is ready for its next evolution.

PROPERTY BREAKDOWN

320 39 Ave SE

- Zoned for Vehicle Sales - Major
- ±4,453 SF of building on 0.44± acres
- Includes two single-storey buildings: a main structure and a rear shop building with 4 drive-in doors and sump pump drainage
- Built 1955 | Zoning: I-G | Ample parking

319 38A Ave SE

- 6,810± SF building on 0.48± acres
- Drive-through building
- Includes workshop space, mezzanine space and sump pump drainage
- Built 1953 | Zoning: I-G | Ample parking

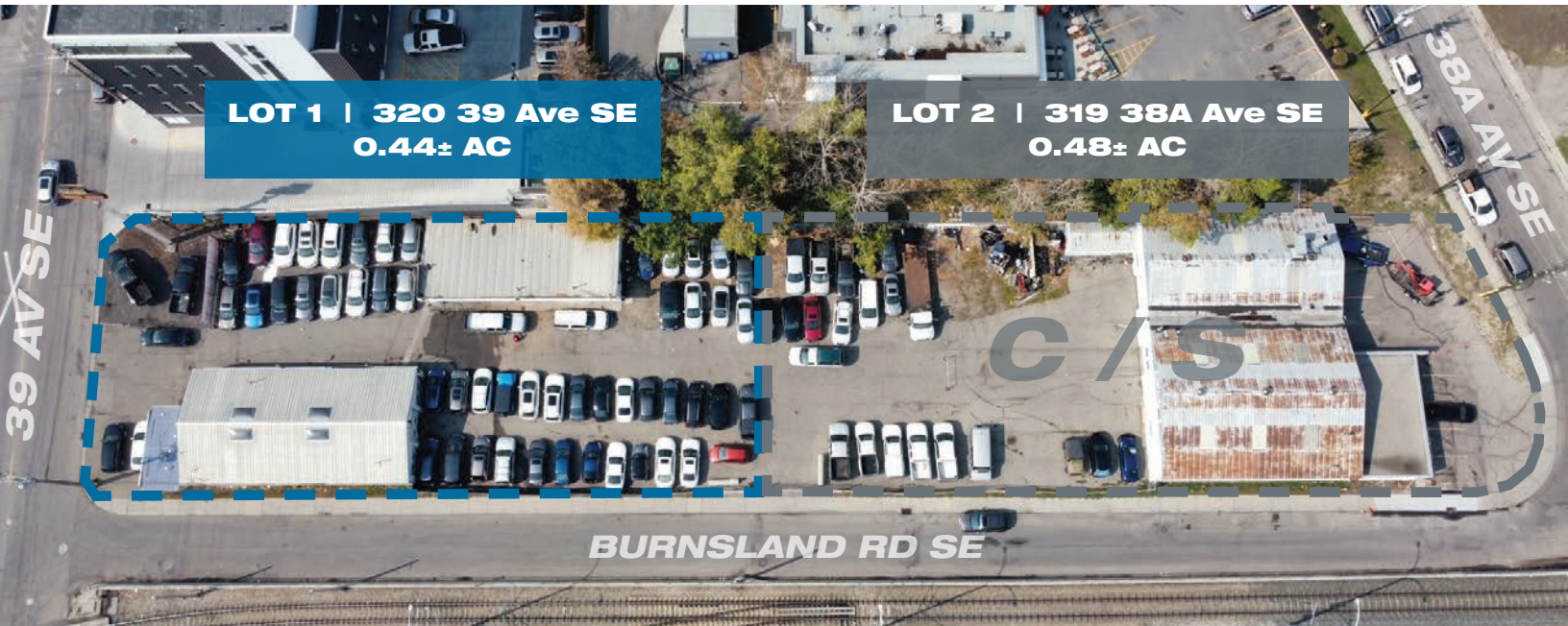
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LOT 1 | 320 39 Ave SE
0.44± AC

LOT 2 | 319 38A Ave SE
0.48± AC

BURNSLAND RD SE

PROPERTY DETAILS

320 39 AVE SE | LOT 1

LEGAL ADDRESS	10402GC;1;1
ZONING	I-G (Industrial-General)
SITE SIZE	±0.44 Acres
BUILDING SIZE	±4,453 SF Total ±2,866 SF Main Structure ±1,587 SF Rear Shop
LOADING	4 drive-in doors total <ul style="list-style-type: none"> • 2 (10' x 10') doors • 1 (12' x 10') door • 1 (8' x 10') door
CEILING HEIGHT	13' - 21'
POWER	200 Amps (TBV)
HEATING	Radiant and electric
PROPERTY TAXES	\$22,652 (2024)
ASKING PRICE	\$2,150,000

319 38A AVE SE | LOT 2 - C/S

LEGAL ADDRESS	10402GC;1;1
ZONING	I-G (Industrial-General)
SITE SIZE	0.48± Acres
BUILDING SIZE	6,810± SF
WAREHOUSE	5,580± SF
OFFICE	980± SF
MEZZANINE	250± SF
LOADING	3 drive-in doors total <ul style="list-style-type: none"> • 1 (12' x 12') door • 1 (14' x 12') door • 1 (10' x 12') door
CEILING HEIGHT	13' - 21'
POWER	400 Amps (TBV)
HEATING	Radiant and electric
PROPERTY TAXES	\$41,565 (2024)
ASKING PRICE	\$2,350,000

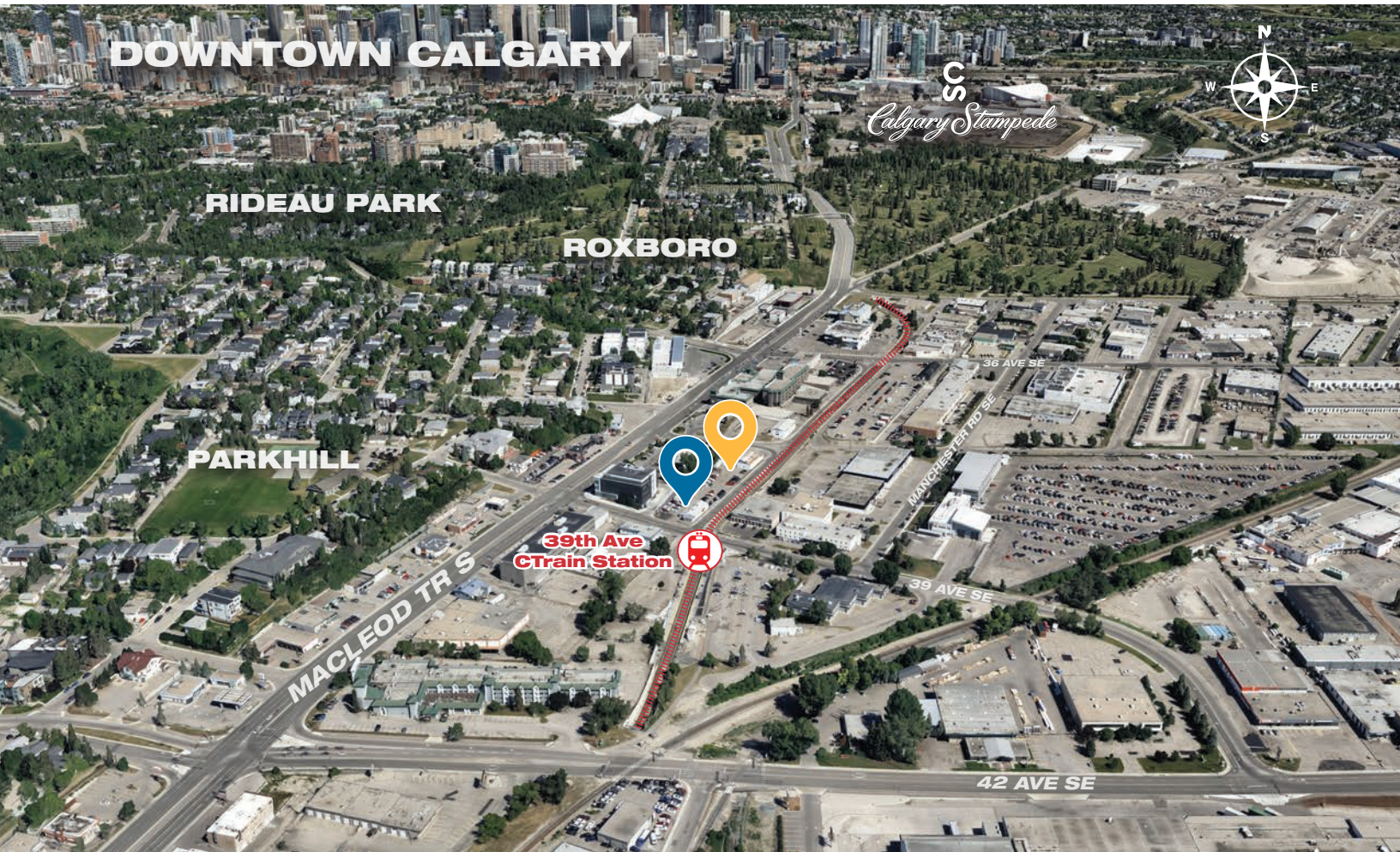
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