



PROPERTY SUMMARY

Discover a prime industrial property in Calgary's Manchester Industrial district. Situated on ±0.44 acres, 320 39th Ave SE features two single-storey buildings totaling ±4,534 SF and zoned for Vehicle Sales - Major. Both buildings are equipped with four loading doors each, sump pump drainage, and ample on-site parking. This high-visibility location is steps from the 39th Avenue C-Train Station and Macleod Trail, and just minutes from Blackfoot Trail and Downtown. Perfect for automotive sales businesses, owner-users, or investors seeking a strategic urban site with excellent connectivity.

***NEW RPR AND ENVIRONMENTAL COMPLETED IN 2025**

January 13, 2026

PROPERTY DETAILS

SUBDIVISION Manchester Industrial

ZONING I-G (Industrial-General)

SITE SIZE ±0.44 Acres

TOTAL SF ±4,534 SF

PROPERTY TAX \$23,574.89 (2025)

ASKING PRICE \$2,150,000

BUILDING #1

SIZE ±2,862 SF

LOADING 4 drive-in loading doors (1 drive-through)

- 2 (9' x 9')
- 1 (12' x 10')
- 1 (7.5' x 10')

POWER 200 Amps (TBV)

CEILING HEIGHT 13' to 21'

HEATING Radiant and electric

BUILDING #2

SIZE ±1,672 SF

LOADING 4 drive-in loading doors

- 2 (8' x 8')
- 1 (6.5' x 8')
- 1 (6.5' x 16')

POWER TBV

CEILING HEIGHT 8.5'

HEATING Forced Air

For more information,
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PROPERTY LOCATION



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