



VEHICLE SALES - MAJOR

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) <ul style="list-style-type: none">• 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 <ul style="list-style-type: none">• 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,
please contact:



Aaron Gunn
+1 403 200 4026
agunn@naiadvent.com



Tyler Guluche
+1 403 404 8735
tguluche@naiadvent.com



PROPERTY LOCATION



THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

For more information,
please contact:



Aaron Gunn

+1 403 200 4026

agunn@naiadvent.com



Tyler Guluche

+1 403 404 8735

tguluche@naiadvent.com



**topcommercial
listings.com**



3633 8 Street SE, Calgary, AB T2G 3A5



+1 403 984 9800



naiadvent.com



NAI Advent