

**3809 9 Street
Calgary, Alberta**

MLS # A2277986



\$13 per sq.ft.

Division: Manchester Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 9,100 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Well-located industrial warehouse facility totaling 9,100 square feet in the established Highfield Industrial district. The property offers an efficient mix of warehouse and office space, consisting of approximately 8,176 SF of warehouse and 924 SF of office/showroom. The warehouse features an 18-foot clear ceiling height (TBV) and is serviced by one oversized drive-in loading door (17' x 12' H), providing excellent functionality for distribution, service, or light manufacturing users. Power is 200 amps at 120/208 volts (TBV). The office area has been recently upgraded and provides a clean, professional front-end presence. The site benefits from a central Calgary location with close proximity to Blackfoot Trail, Glenmore Trail, and Deerfoot Trail, allowing for efficient city-wide and regional access. Zoned Industrial General (I-G), the property accommodates a wide range of industrial uses. Available March 1, 2026. NOTE: Posted rate is the Net Rent. Operating Costs are estimated at \$5.23 p.s.f. for 2025, NO AUTOMOTIVE USES