



Owner User / Investment Property
31,062 s.f. total on 3.55 acres

FOR SALE

7730 – 46 Street SE
Calgary, AB

Contact



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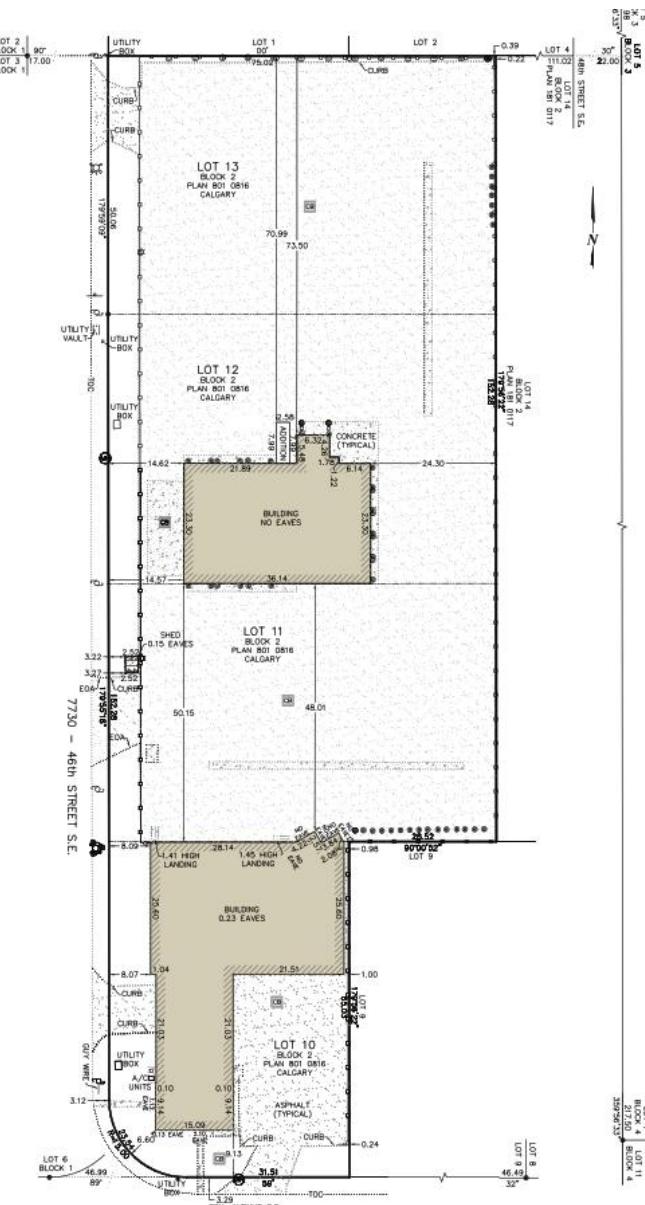
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ROMAN
Real Estate

HIGH EFFICIENCY TRUCKING SITE

IDEAL FOR OWNER USER LOOKING FOR INCOME AND FUTURE EXPANSION SPACE

Presenting an outstanding industrial opportunity in the heart of Foothills Industrial Park, this property spans an impressive 3.55 acres and features two distinct buildings to suit a variety of needs. Building one is a versatile crossdock facility, while building two offers dedicated space for truck servicing – ideal for logistics, warehousing, or fleet operations. Strategically situated with excellent access to major southeast roadways, the property ensures seamless connectivity across the region. The offices have recently undergone tasteful renovations, providing a modern and professional environment for your business. A portion of the property is currently leased, creating immediate income, while the vacant space is perfect for an owner user seeking to establish or expand operations. This property is an exceptional fit for those looking to benefit from both investment income and future expansion potential in a prime industrial location.



Address:	7730 – 46 Street SE, Calgary, AB
Zoning:	I-G Industrial General
Site:	3.55 acres
Yard:	Fully paved, fenced and secure
Tenancies:	Variety of short term tenants in place. Talk to agents for more details.
Taxes:	\$132,248.58 (2025 est)
Sale Price:	Market

PROPERTY DETAILS – DOCK BUILDING

CROSS DOCK AND WAREHOUSING



Building Size:	Main floor office: 1,957 s.f. 2 nd floor office: 4,902 s.f. Main floor storage: 2,908 s.f. <u>Crossdock:</u> 10,477 s.f. Total: 20,244 s.f.
Ceiling Height:	21' clear
Loading:	(2) 8' x 9' dock (3) 8' x 8' dock (1) 12' x 12' dock (5) 4' x 7' dock (1) 8' x 8' drive in
Power:	400 amps (tbc)
Comments:	Office areas recently renovated Large portion of office currently leased. Portion available to owner user.

PROPERTY DETAILS – SERVICE BUILDING

TRUCK MAINTENANCE WITH DRIVE THRU BAYS

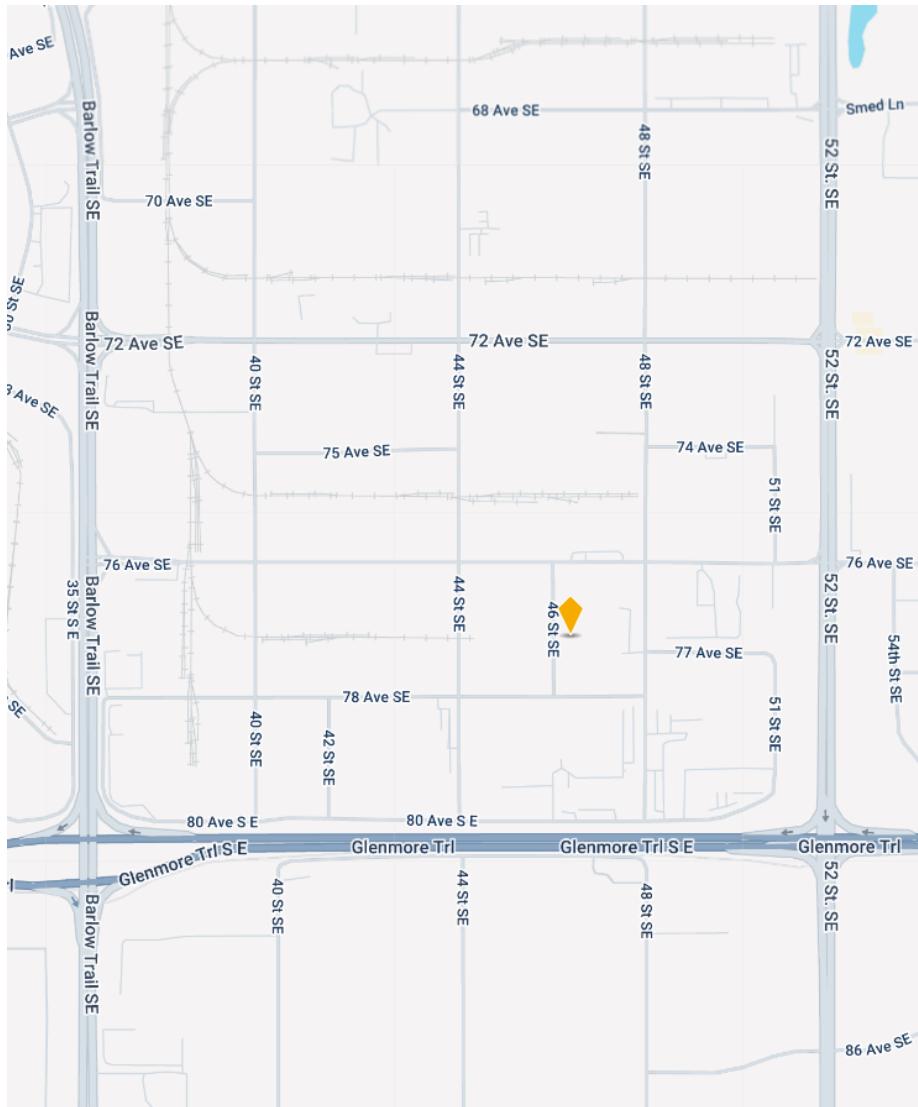


South side



Building Size:	Main floor office: 1,131 s.f. 2 nd floor office: 1,348 s.f. West shop: 4,373 s.f. <u>East shop:</u> 3,966 s.f. Total: 10,818 s.f.
Ceiling Height:	18.5' clear
Loading:	(6) 14' x 16' drive in (5) 12' x 16' drive in (1) 6' x 8' drive in
Power:	400 amps (tbc)
Comments:	Make up air Drive through bays in west shop Service pit in the east shop Trench sump

PROPERTY LOCATION



Roman Real Estate (2009) Ltd. have obtained this information from sources deemed reliable and while thought to be correct, have not been verified. We do not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



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