

\$3,495,000 - 4013 Brandon Street Se, Calgary

MLS® #A2221796

\$3,495,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.76 Acres

Manchester Industrial, Calgary, Alberta

A remarkable opportunity here presents itself. A 15000+ sq ft industrial space that was fully built out for a licensed cannabis business. Over 6M was spent on the build out. Could be converted back to a standard warehouse if needs be. Full concrete construction, newer HVAC/Make up Air units, over 14' ceiling height. Ideally a new group will come in and continue with the current use. Building was approved by Health Canada and was built to the required spec. 1200 AMP service. Owners are willing to lease or sell the building.

Built in 1970

Essential Information

| | |
|------------|-------------|
| MLS® # | A2221796 |
| Price | \$3,495,000 |
| Bathrooms | 0.00 |
| Acres | 0.76 |
| Year Built | 1970 |
| Type | Commercial |
| Sub-Type | Warehouse |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 4013 Brandon Street Se |
| Subdivision | Manchester Industrial |
| City | Calgary |
| County | Calgary |
| Province | Alberta |



Postal Code T2G 4A7

Interior

Heating Natural Gas

Cooling Other

Exterior

Roof Flat Torch Membrane, See Remarks

Construction Concrete

Foundation Combination, Piling(s), Slab

Additional Information

Date Listed May 15th, 2025

Days on Market 5

Zoning I-G

Listing Details

Listing Office RE/MAX Real Estate (Central)

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