

\$3,250,000 - 4013 Brandon Street Se, Calgary

MLS® #A2221796

\$3,250,000

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	\$3,250,000
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
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Interior

Heating	Natural Gas
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Cooling	Other
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Exterior

Roof	Flat Torch Membrane, See Remarks
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Construction	Concrete
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Foundation	Combination, Piling(s), Slab
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Additional Information

Date Listed	May 15th, 2025
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Days on Market	54
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Zoning	I-G
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Listing Details

Listing Office	4th Street Holdings Ltd.
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