



Multi-Tenant Investment Property

4412 Manilla Rd SE, Calgary, AB T2G 4B7 | Industrial-Flex/Retail

OPPORTUNITY SUMMARY

An exceptional opportunity to acquire a centrally-located multi-tenant building, in Calgary's established Manchester Industrial area. Just minutes from Macleod Trail and Glenmore Trail, this site offers excellent connectivity to major corridors and citywide traffic flow.

The property features flexible light industrial and showroom-style space with grade-level loading and ample parking, ideal for service retail, trades, or warehousing users. Well-maintained and highly functional, it provides both owner-users and investors with strong usability and future potential. With tenants currently in all 13 bays, it is now 100% leased.

With I-G zoning, the site offers a wide range of permitted uses and strong redevelopment potential. Surrounded by mixed commercial and residential development, the location continues to see steady demand and long-term growth prospects.

Ideal for those seeking strategic positioning, flexibility, and a foothold in one of Calgary's most connected and evolving industrial corridors.

PROPERTY DETAILS

BUILDING SIZE	±16,656 SF
SITE SIZE	±0.82 Acre (TBV)
ZONING	I-G (Industrial General)
YEAR BUILT	1979
POWER	TBV
SALE PRICE	\$3,500,000
CAP RATE	6.1%
NOI	\$214,724 (2025)
WALT	3.5

November 14, 2025



ACCESS & SIGN THE NDA



Blair Best
+1 403 669 3969
bbest@naiadvent.com



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



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

Rohit Brar
+1 587 578 7259
Royal LePage Solutions

PROPERTY LOCATION



Blair Best
+1 403 669 3969
bbest@naiadvent.com



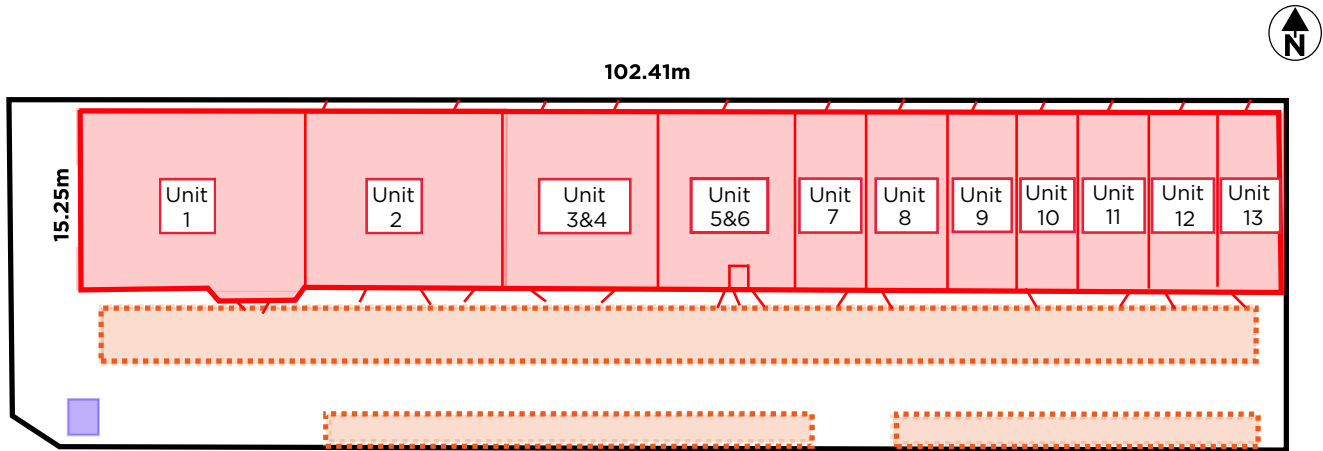
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PROPERTY FLOOR PLAN



TENANT DETAILS

BAY 1	Experior Tiles — 3,200 SF	BAY 9	Works of Architecture — 1,004 SF
BAY 2	Potential (Judo Gym) — 2,763 SF	BAY 10	Mattress by Appointment — 1,004 SF
BAY 3/4	Empanada Queen — 2,500 SF	BAY 11	GCG — 1,000 SF
BAY 5/6	Primal Screen — 1,425 SF	BAY 12	Delta Tech — 1,000 SF
BAY 7	Caravan Café — 1,000 SF	BAY 13	Cuve Design Inc. — 760 SF
BAY 8	Simplicity Catering — 1,000 SF		

PROPERTY HIGHLIGHTS

- » Functional industrial-commercial property with flexible user potential.
- » Strategically located in Calgary’s Manchester Industrial district.
- » Grade-level loading and onsite parking support operational efficiency.
- » Zoned I-G with wide-ranging permitted uses and redevelopment upside.
- » Surrounded by established industrial and commercial nodes.



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INTERIOR PROPERTY PHOTOS



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