

# \$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

### **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        42

Zoning                 I-G

### **Listing Details**

Listing Office          4th Street Holdings Ltd.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.