

# \$2,990,000 - 4013 Brandon Street Se, Calgary

MLS® #A2221796

**\$2,990,000**

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      | \$2,990,000 |
| 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           Slab, Combination, Piling(s)

### **Additional Information**

Date Listed            May 15th, 2025

Days on Market       125

Zoning                I-G

### **Listing Details**

Listing Office        Royal LePage Blue Sky

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