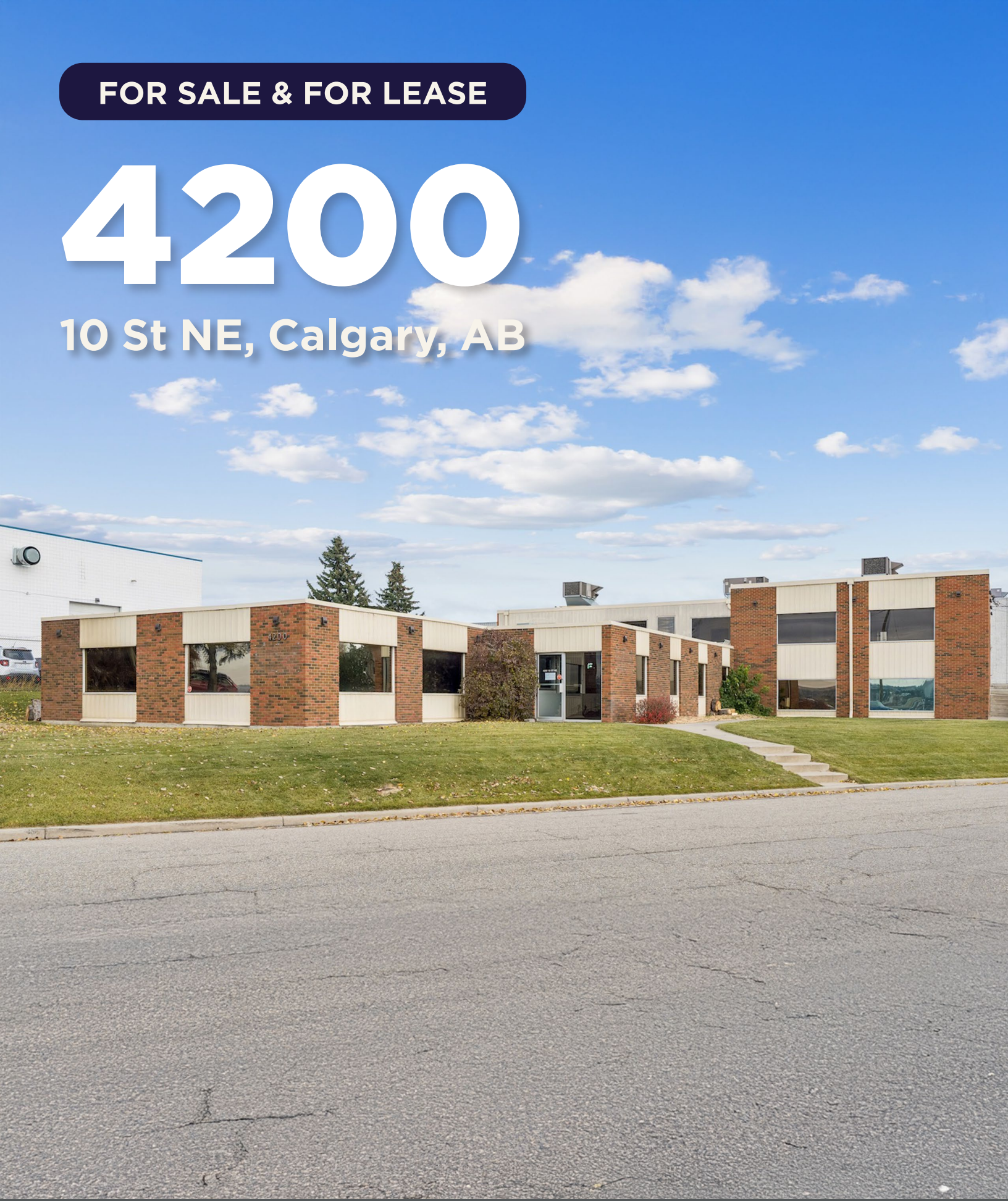
FOR SALE & FOR LEASE

4200

10 St NE, Calgary, AB



RARE 8,001 SF NORTHEAST OFFICE BUILDING

CUSHMAN & WAKEFIELD

ABOUT THE PROPERTY

Offering an opportunity for both prospective owner users and traditional lease tenants, 4200 10 Street NE provides a convenient base for businesses seeking accessibility, walking paths, and second to none views, all within city limits. The location offers efficient access to major roadways, connecting businesses to surrounding commercial amenities including 32nd Avenue NE, and key destinations throughout Calgary. Sprawling 0.54 acres and over 300 feet of frontage, the property includes a dedicated parking lot with over 25 parking stalls and yard potential. The opportunity to own or lease a dedicated office of this size, provides owner users or traditional lease tenants a rare chance for self-containment.

Municipal Address:	4200 10 Street NE, Calgary, AB
Legal Address:	Plan 154LK; Block 1; Lot 6
Site Size:	0.54 Acres
Building Size:	8,001 SF
Year Built:	1975
Availability:	Immediately
Zoning:	Industrial General (I-G)
Parking:	Surface level lot

For Sale

Asking price:	Contact Agent
Property Taxes:	$34,773.61 (2026)

For Lease

Lease Rate:	Market
Op Costs:	$6.09 psf Not including utilities





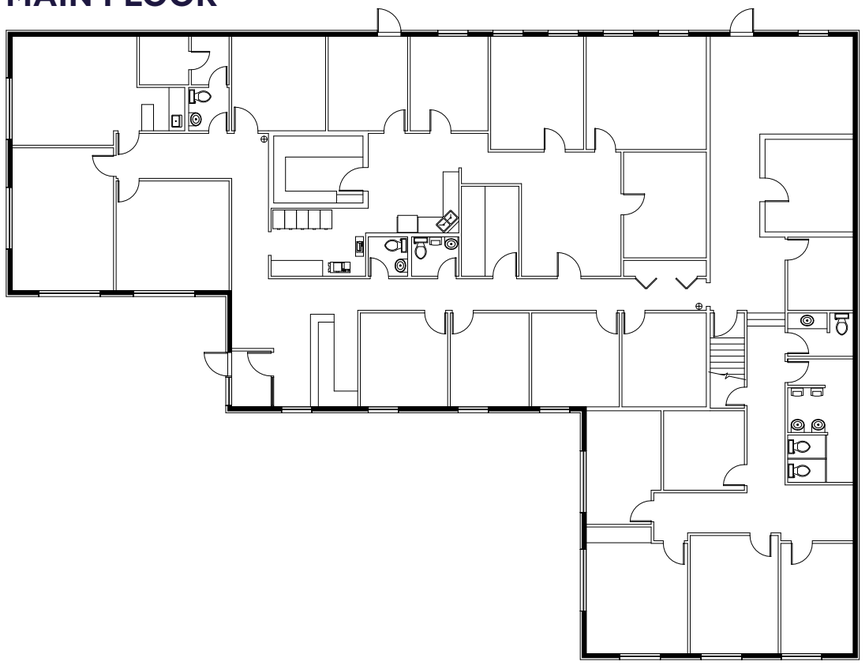




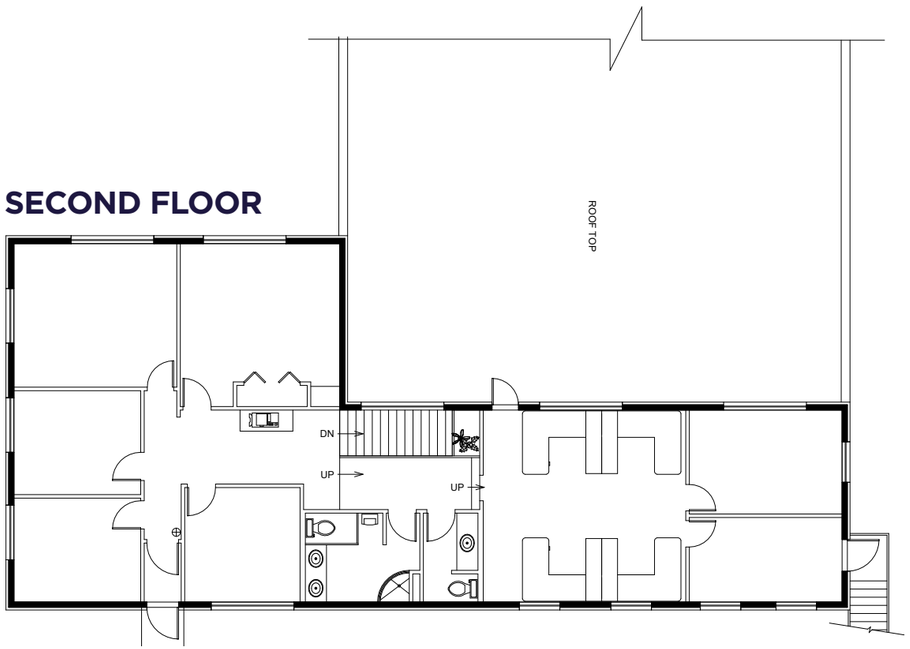


FLOOR PLAN

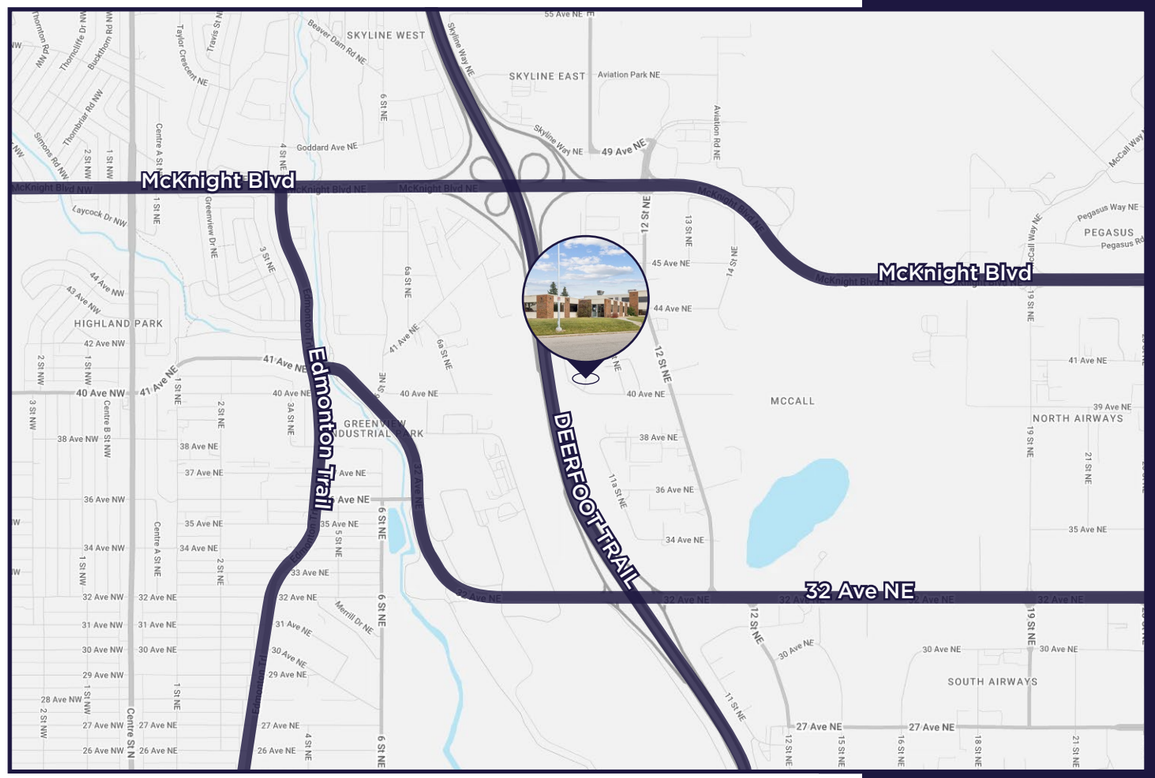
MAIN FLOOR



SECOND FLOOR



ABOUT THE AREA



NEARBY AMENITIES

DRIVE TIMES

6 MINS
TO TRANS-CANADA HWY

10 MINS
TO YYC AIRPORT

15 MINS
TO DOWNTOWN CALGARY

PHOTOS



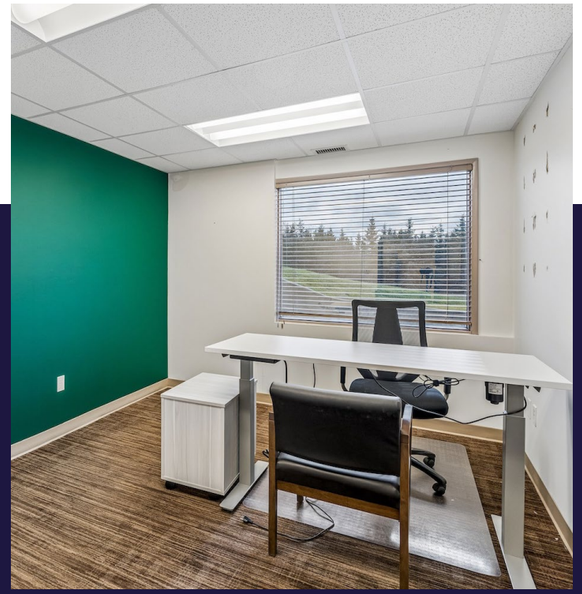
















FOR MORE INFORMATION, CONTACT:

TRENT PETERSON
Vice President
+1 403 261 1101
trent.peterson@cushwake.com

BRENT JOHANNESEN
Vice President
+1 403 261 1116
brent.johannesen@cushwake.com

DAVID LEES
Executive Vice President
+1 403 261 1102
david.lees@cushwake.com

ADAM RAMSAY
Executive Vice President
+1 403 261 1103
adam.ramsay@cushwake.com

AVERY HUTCHESON
Associate
+1 587 897 2869
avery.hutcheson@cushwake.com

CUSHMAN & WAKEFIELD ULC
2400, 250 6 Ave SW
Calgary, AB T2P 3H7
cushmanwakefield.com

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