

INVESTMENT SALE

31,062 SQFT WAREHOUSE & OFFICE (2 BUILDINGS)
ON 3.55 ACRES
\$6,999,000



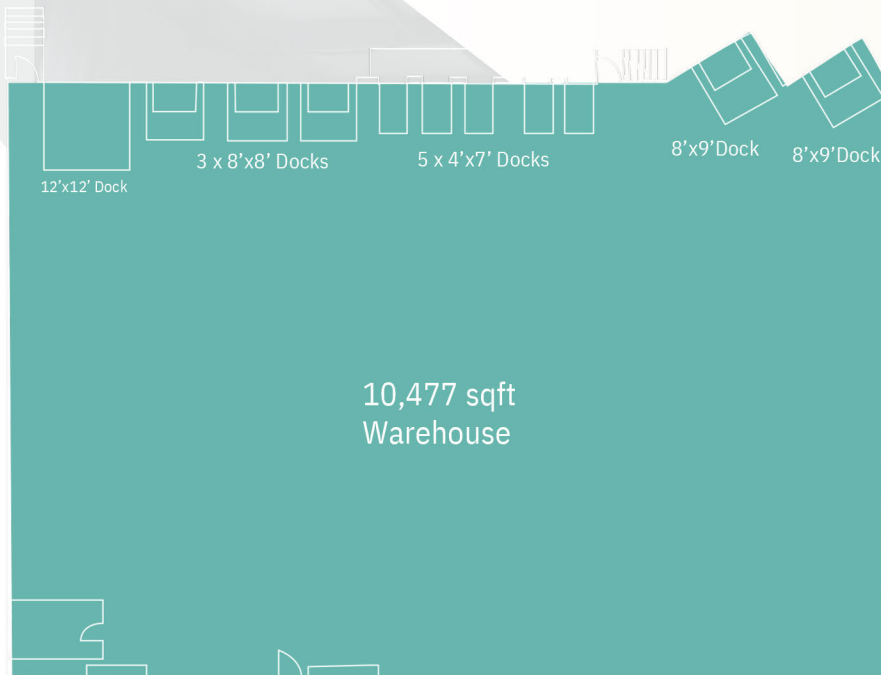
7730 46 ST SE AND 4710 78 AVE SE

Comments

Rare industrial investment opportunity with six tenants occupying two buildings on 3.55 acres in the Foothills Industrial Park. Flexible lease terms provide an owner occupier with an immediate opportunity with future growth potential.

Building 1 offers approximately 10,477 SF of warehouse space with approximately 6,859 SF of office over two floors and 2,908 SF of storage. Building 2 includes two units which are currently used for truck servicing with approximately 8,339 SF of shop space, including drive-through bays, service pit and a trench sump along with approximately 2,479 SF of office over two floors.

7730 46 ST SE



Building Specs

10,477 sqft Warehouse
1,957 sqft Main Floor Office
4,902 sqft Second Floor Office
2,908 sqft Storage

Total: 20,244 sqft

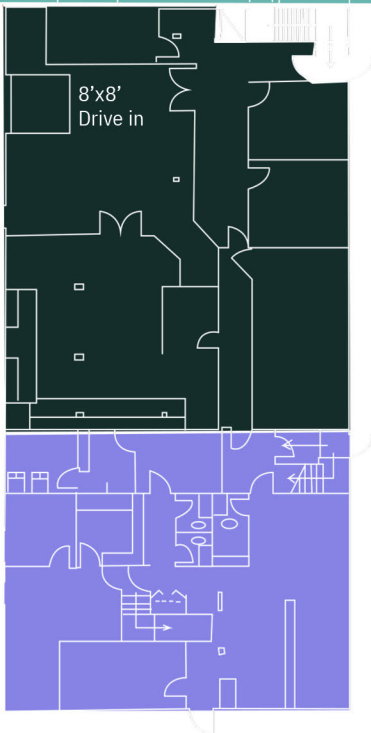
Loading Doors: 12 Total

1 x Drive in 8'x8'
1 x Dock 12'x12'
3 x Docks 8' x 8'
5 x Docks 4' x 7'
2 x Docks 8' x 9'

Power: 400A

Ceiling: 21' Clear

Taxes \$132,248.58 (2025)



Building 1 Office



Building 1 Warehouse



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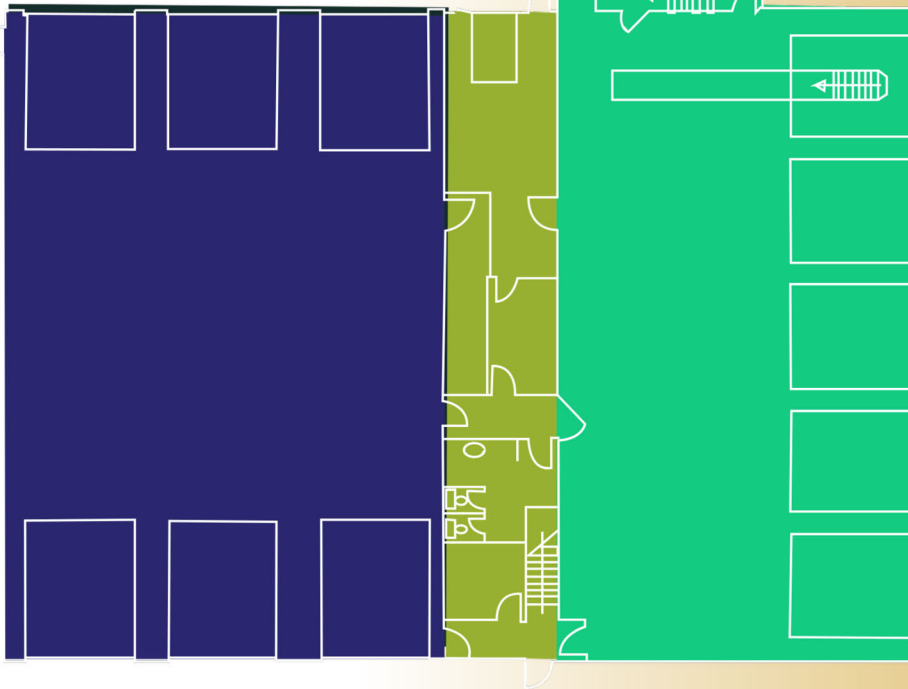
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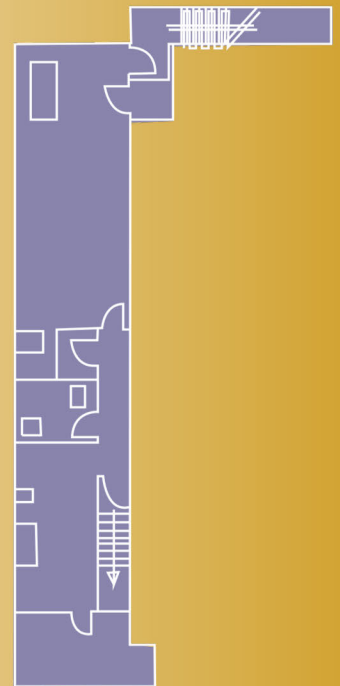


Building 2

Ground Floor



Second Floor



4,373 sqft West Shop

1,131 sqft Main Floor Office

3,966 sqft East Shop

1,348 sqft 2nd Floor Office

Building Features:
Make up air
Drive through bays
Service Pit
Trench Sump

100% Leased



Building 2 - Warehouse Photos



Aerial View



Map View

