



For Sale or Lease

5,470 SF Office/Warehouse Condo

Unit 143, 4999 43rd Street SE, Calgary, AB

Patrick Sailer

Vice President
+1 403 538 2525
patrick.sailer@colliers.com

Jason Isfeld

Associate
+1 403 681 2632
jason.isfeld@colliers.com

Evan Truman, CCIM

Senior Vice President | Partner
+1 403 215 7252
evan.truman@colliers.com

Michael Massing, SIOR

Vice President
+1 403 669 6028
michael.massing@colliers.com

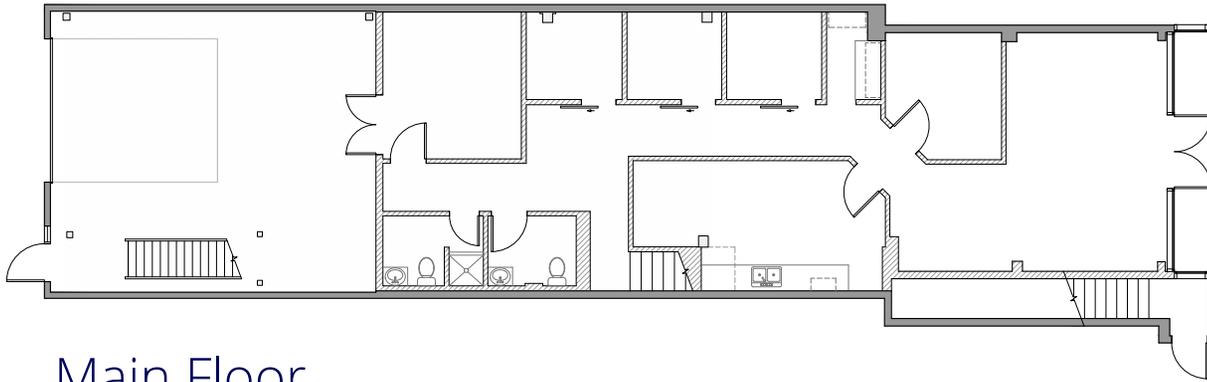
Colliers
330, 115 Quarry Park Road SE
Calgary, AB T2C 5G9
www.colliers.com/calgary

Property Overview

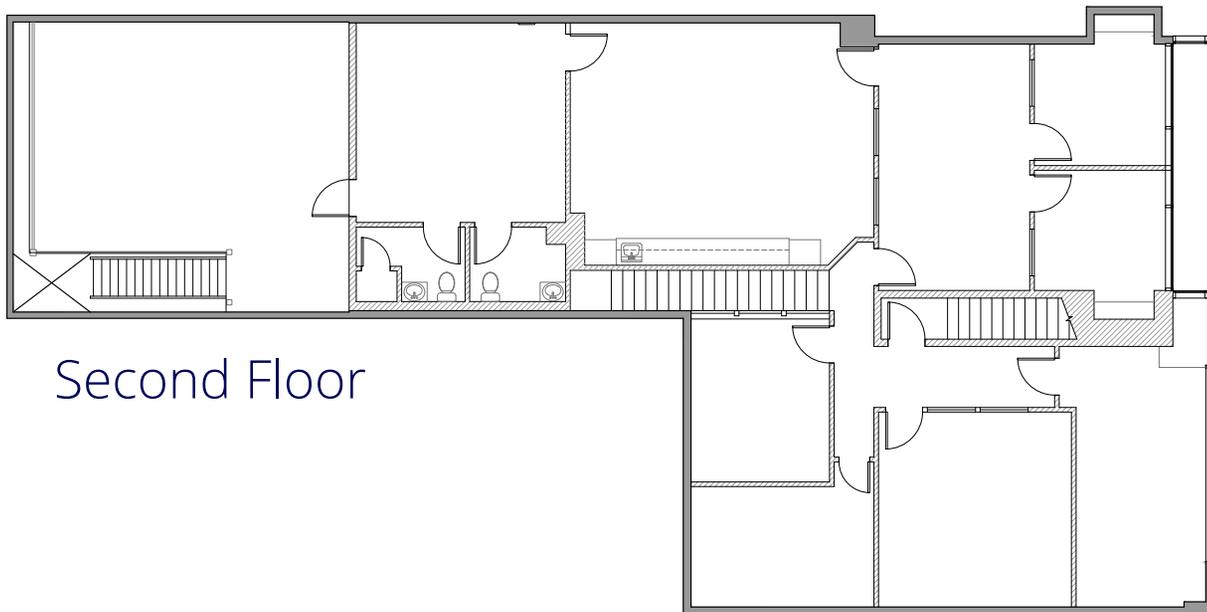
District	Eastfield
Year Built	2000
Zoning	I-G (Industrial General)
Main Floor Office Area	1,669 SF
Second Floor Office Area	2,558 SF
Warehouse Area	642 SF
Mezzanine Storage Area	601 SF
Total Area	5,470 SF
Ceiling Height	24' clear
Loading	1 (12' x 14') drive-in door
Power	225 Amps, 240 Volts (TBV)
Lease Rate	\$14.00 PSF
Purchase Price	\$1,203,400 (\$220 PSF)
Property Taxes (2025)	\$20,060.49
Condo Fees (2026)	\$1061.43 /month
Available	Negotiable



Floor Plan



Main Floor

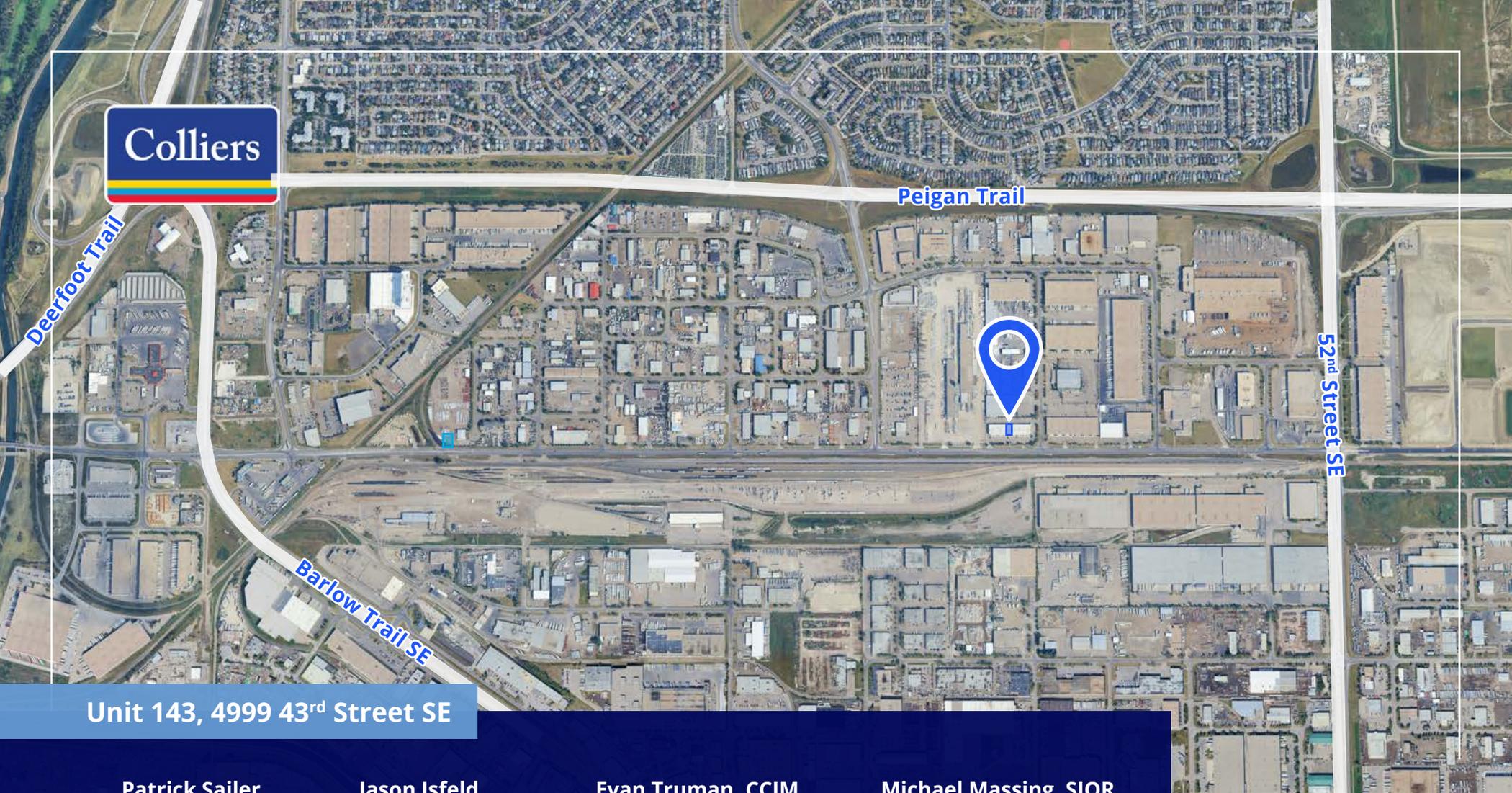


Second Floor

Features

- Large paved loading area
- 6 assigned stalls at the front of the building, and 3 at the back
- 4 Private offices, 2 washrooms, in office area
- Quick access to major transportation routes including 52nd Street SE, Barlow Trail, Peigan Trail and Deerfoot Trail

5,470
square feet
available



Colliers

Peigan Trail

52nd Street SE

Barlow Trail SE

Unit 143, 4999 43rd Street SE

Patrick Sailer

Vice President
+1 403 538 2525
patrick.sailer@colliers.com

Jason Isfeld

Associate
+1 403 681 2632
jason.isfeld@colliers.com

Evan Truman, CCIM

Senior Vice President | Partner
+1 403 215 7252
evan.truman@colliers.com

Michael Massing, SIOR

Vice President
+1 403 669 6028
michael.massing@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. 2026 CMN Calgary Inc.



[collierscanada.com](https://www.collierscanada.com)

Accelerating success.