



FOR SALE

Sunvalley Business Park  
71, 4511 Glenmore Trail SE, Calgary, AB T2C 2R9

- Condo Size: 7,645 sf
- Condo Fees: \$839.073 per month (2024)
- Property Tax: \$29,468.62 (2025)
- Office Tenant: Endurance Technologies Inc.  
(Lease Expiry March 31, 2026)
- Warehouse Tenant: AD Auction Depot  
(Lease Expiry March 31, 2026)
- Power: 225 Amp 120/240 Volt 3 Phase (TBV)
- Loading: 14' x 14' drive in loading
- Ceiling Height: 30'7" clear
- Sump: Yes
- Sprinklered: Yes



Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

TYLERREALTY.COM

# Executive Summary



## OFFERING SUMMARY

**Sale Price:** **\$1,349,900.00**  
Was \$1,365,000.00

**Lot Size:** 3.13 Acres

**Building Size:** 7,645 SF

## PROPERTY OVERVIEW

7,645 square foot investment office/warehouse condo in Sun Valley Business Park, For Sale. Two separate tenants for the office and warehouse on gross leases set to expire on March 31, 2026. Available to an Owner-User the later of April 1, 2026, or three months' notice to the Tenants. Property is in great condition with easy access to Glenmore, Barlow and Deerfoot Trails.

## PROPERTY HIGHLIGHTS

- Gross Income: \$139,325
- Net Income: \$ 81,821
- CAP Rate: 6%
- Zoning: DC 44Z99 Land Use Bylaw 2P80 I-2
- Market: Southeast
- Submarket: South Foothills
- Year Built: 2007



**Mike Debnam**

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General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties subject to change and/or withdrawal without notice).



## Additional Photos





## Additional Photos





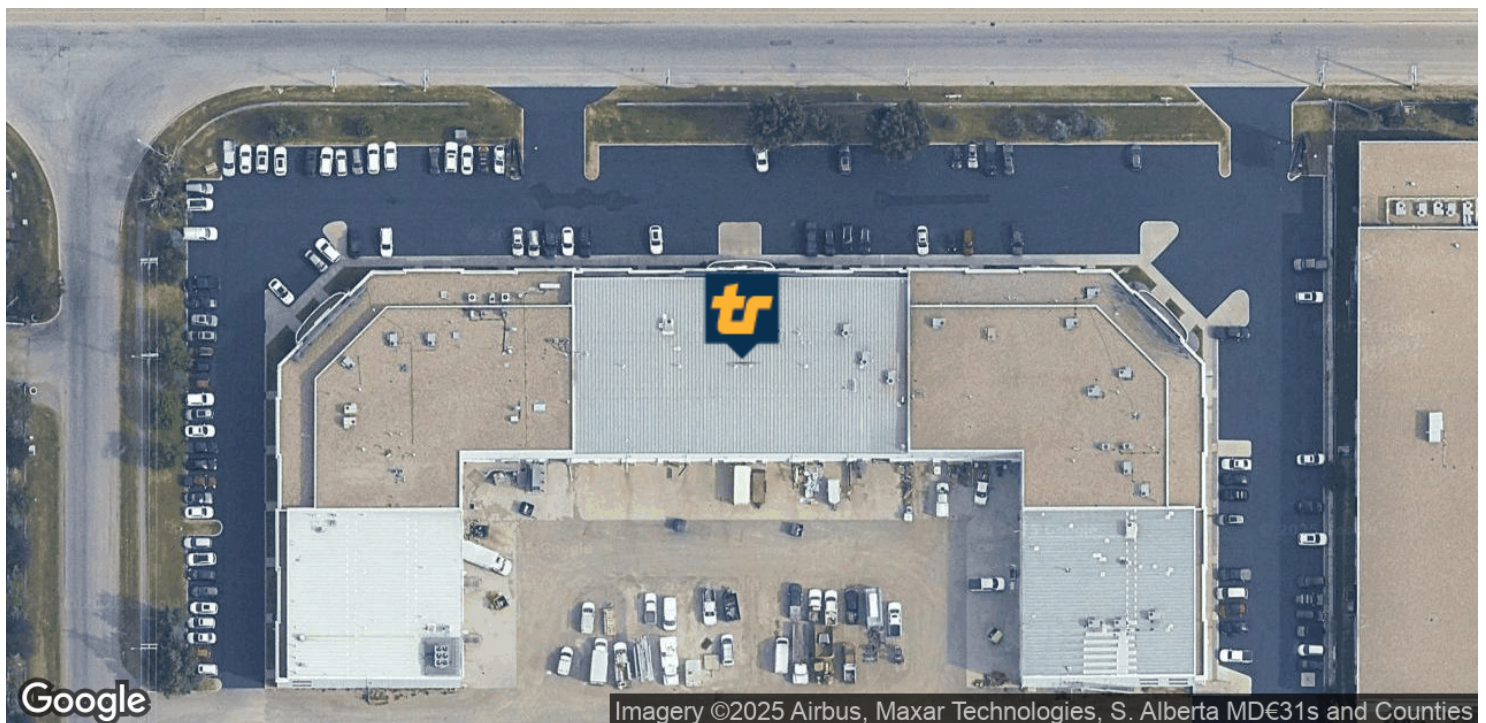
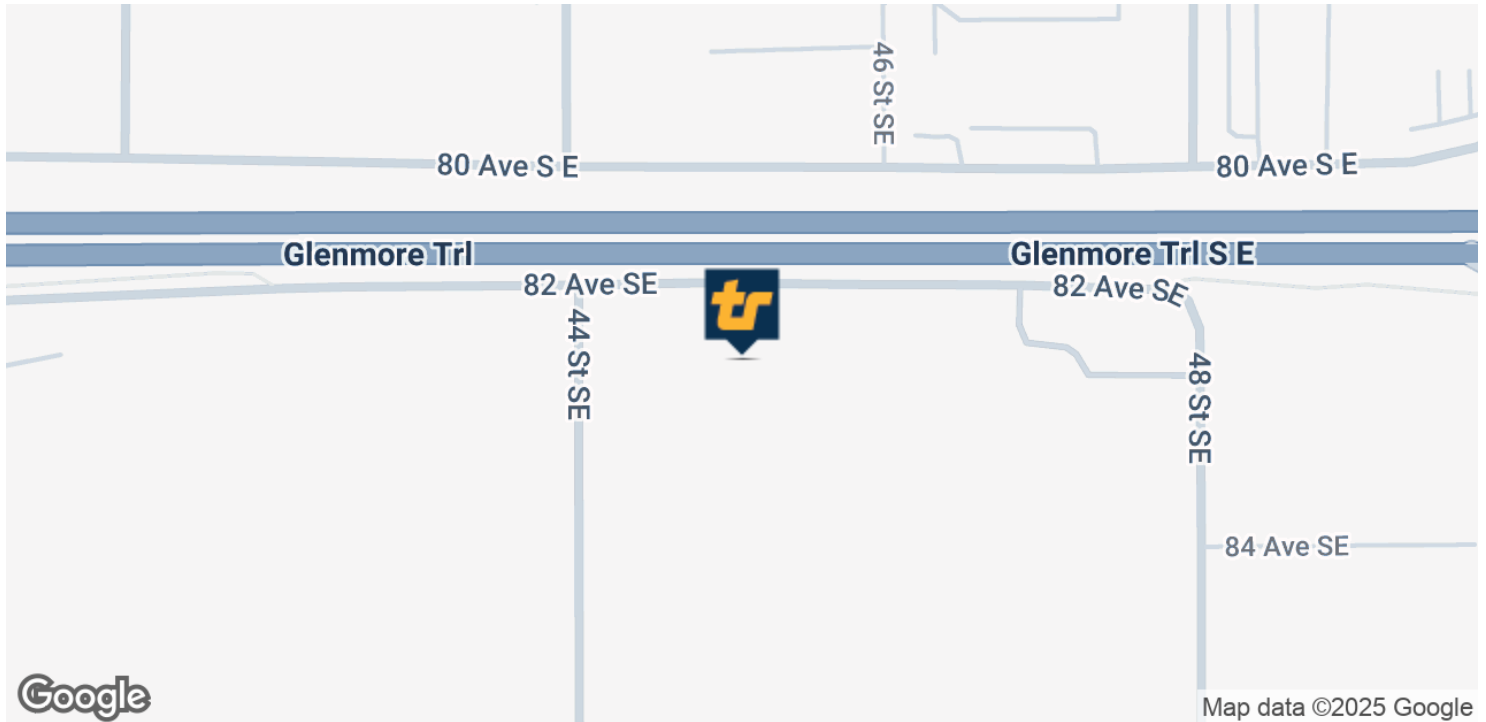
## Additional Photos



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# Location Map



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