



Units 1-4, 7836 49th Avenue

±7,981 SF industrial
warehouse/office for sublease

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CMN Calgary Inc.

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Property Details

District	Northlands Industrial
Zoning	I1 Industrial (Business Service)
Office Area	±1,581 SF
Warehouse Area	±6,400 SF
Total Area	±7,981 SF
Clear Height	16' - 21'
Loading	3 (14' x 16') Drive-In doors
Power	200A, 120/240V 3 Phase (TBV)
HVAC	Office - Rooftop Warehouse - Radiant Tube
Op Costs (2025)	\$5.00 (est. 2025)
Sublease Rate	\$12.50
Available	February 1, 2026
Sublease Expiry	December 31, 2026

Property Highlights

- Trench drains with dual compartments sumps
- Building and pylon signage available
- Warehouse lunchroom, locker area, separate bathrooms
- Sublease to headlease scenario would be considered

Floor Plan



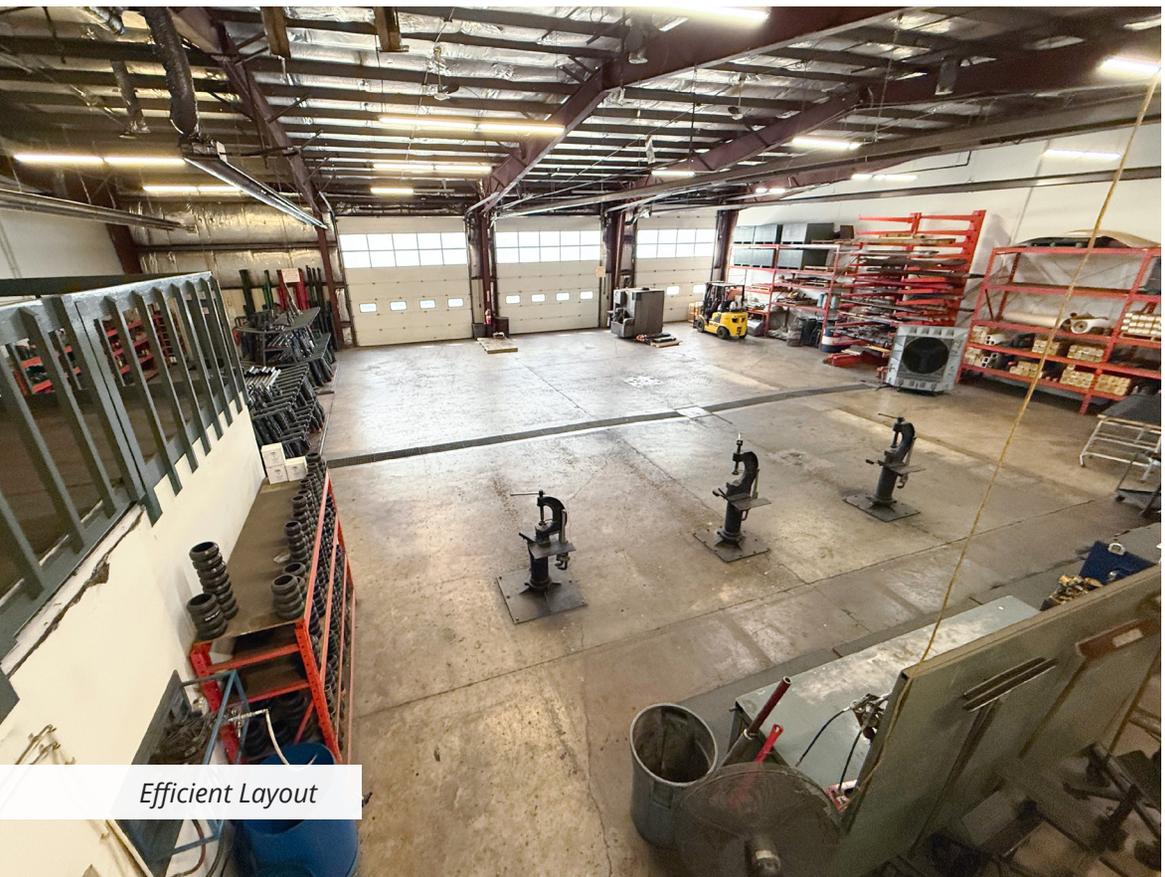
*floorplan may not be exactly as shown



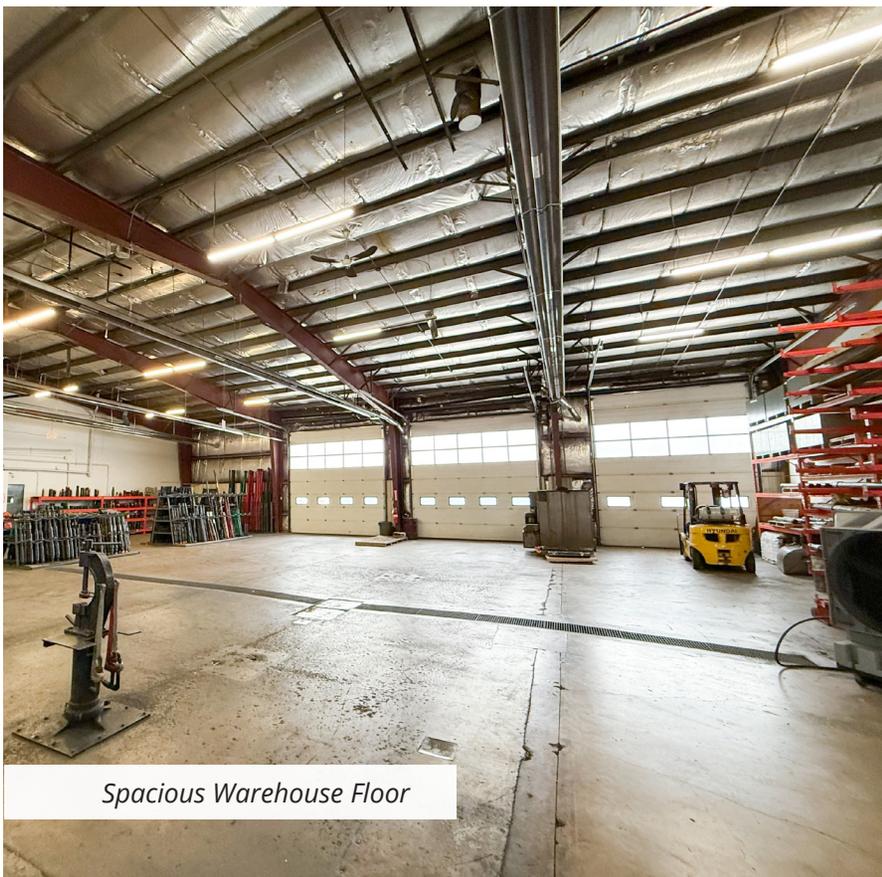
Street View



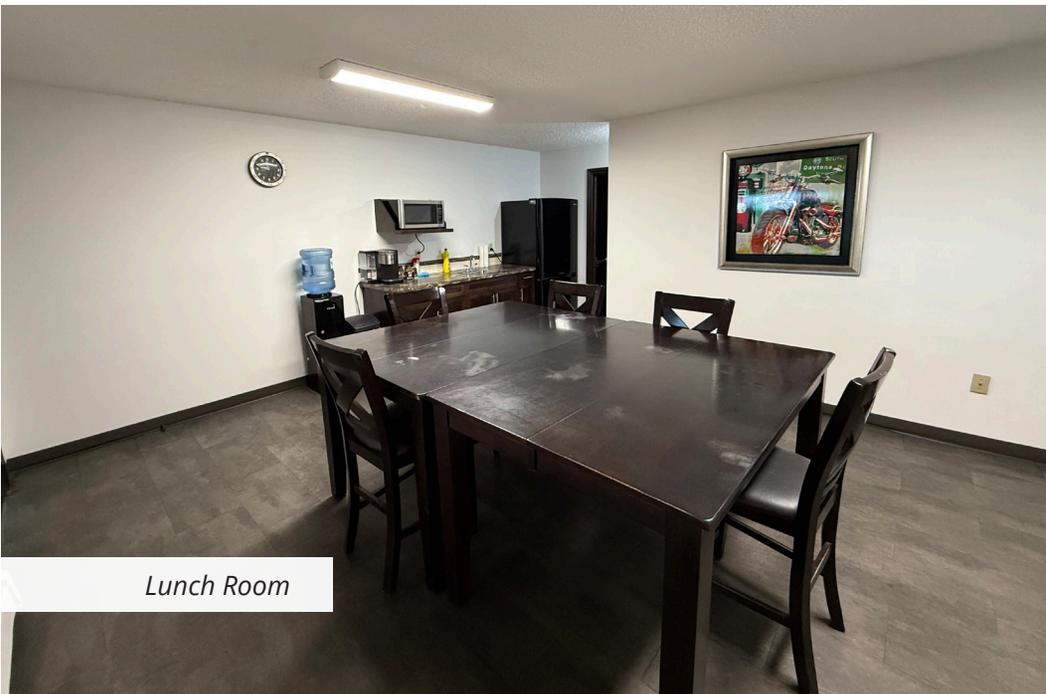
Grade Level Loading



Efficient Layout



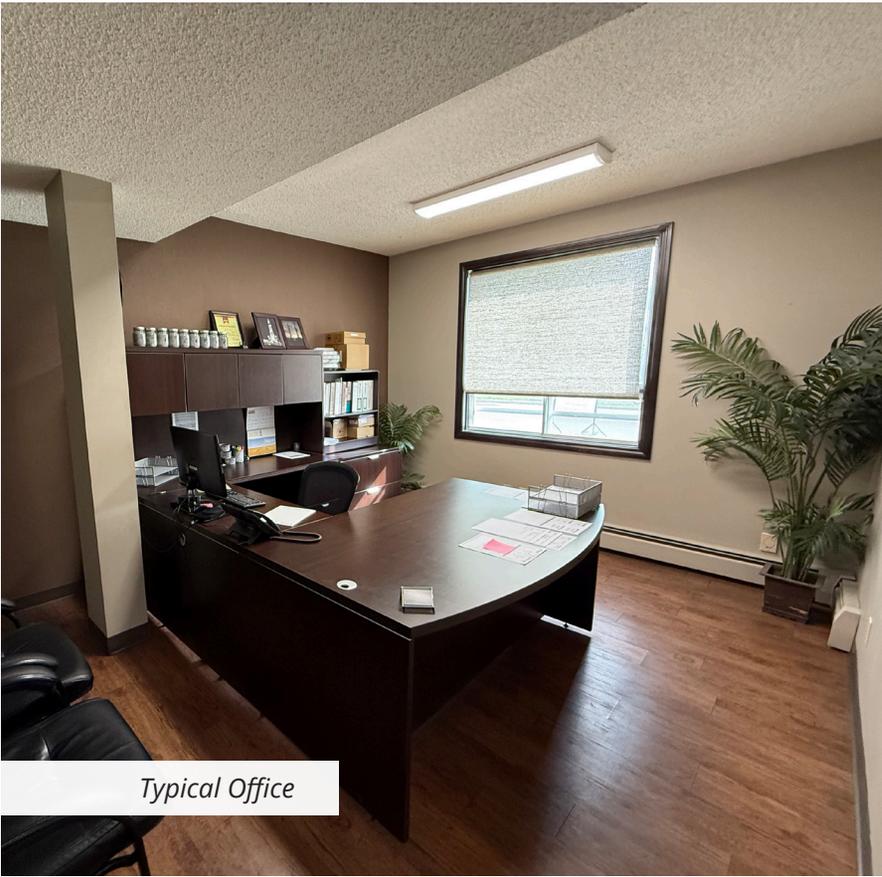
Spacious Warehouse Floor



Lunch Room



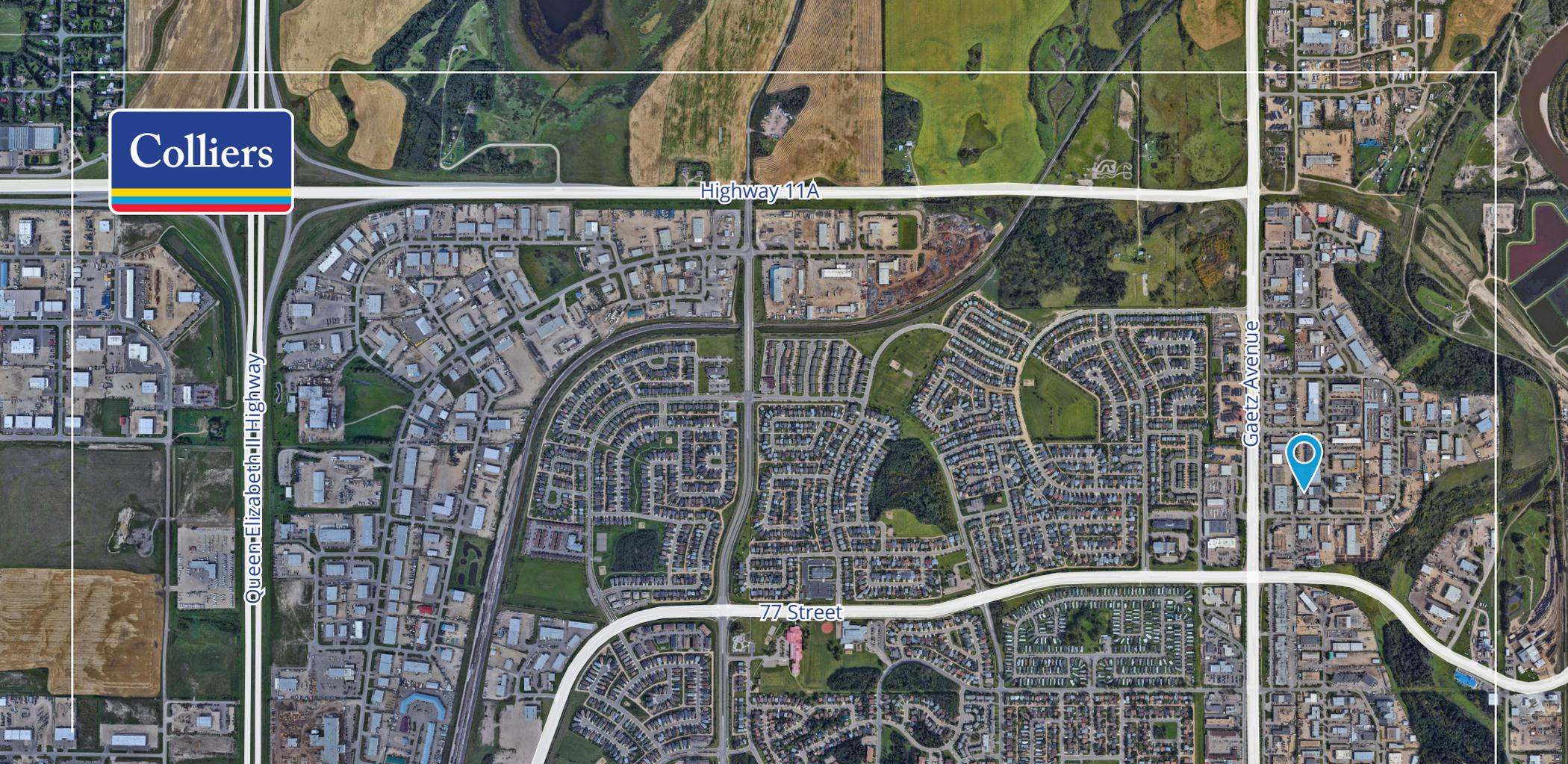
Office



Typical Office



Reception

An aerial photograph of a residential neighborhood. The map shows a grid of streets, including Highway 11A at the top, Queen Elizabeth II Highway on the left, and Gaetz Avenue on the right. A specific location is marked with a blue location pin at the intersection of 77 Street and Gaetz Avenue. The area is densely packed with houses and some commercial buildings. The Colliers logo is in the top left corner, and a blue banner with the address 'Units 1-4, 7836 49th Avenue' is at the bottom left of the map area.

Colliers

Highway 11A

Queen Elizabeth II Highway

Gaetz Avenue



77 Street

Units 1-4, 7836 49th Avenue

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