

**11,370 SF INDUSTRIAL BAYS  
+ 6,000 SF YARD**



**Flexible Co-Warehouse/Office/Yard Space**

**Landlord will consider leasing portions of unit with  
chalk line division @ \$16.00/SF**

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Calgary, AB**

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Independently Owned & Operated

FOR SALE/LEASE

**FOR SALE: \$2,694,690 (\$237/SF)**  
**FOR LEASE: \$13.00/SF (ESCALATING)**

## Property Overview

- |                     |                    |               |                    |
|---------------------|--------------------|---------------|--------------------|
| ■ Total Area:       | 11,370 SF          | ■ Taxes:      | \$48,896 (2025)    |
| ■ Main Warehouse:   | 7,770 SF           | ■ Power:      | 1000 Amps          |
| ■ Main Office:      | 900 SF             | ■ Zoning:     | DC-56              |
| ■ Mezzanine Office: | 2,700 SF           | ■ District:   | Shepard Industrial |
| ■ Loading:          | 3 - 16' x 16' - DI | ■ Possession: | Immediate          |
| ■ Ceiling Height:   | 22' clear height   | ■ Year Built: | 2008               |
| ■ Condo Fees:       | \$1,545.81         |               |                    |
| ■ Op Costs:         | \$7.00/SF          |               |                    |

## Property Features

- This is a flexible co-warehouse/office/yard space
- The Landlord will consider leasing portions of the unit with chalk line @\$16.00/SF
- End unit with gated and fenced 6,000 SF yard for additional storage
- Radiant tube heaters in shop bays, with make-up air system
- Excellent access to Deerfoot and Stoney Trails & direct access to 84th Street

[Virtual Tour](#)

PROPERTY OVERVIEW

# PROPERTY PHOTOS



# FLOOR PLANS



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