



High End Office / Warehouse Property
31,062 s.f. total on 3.55 acres

FOR SALE

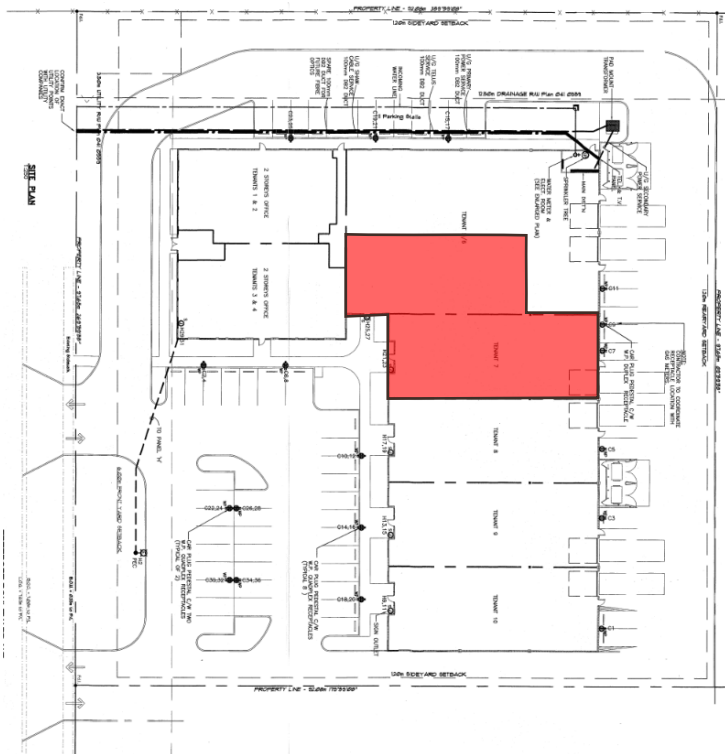
104 & 105 90 Freeport Blvd NE
Calgary, AB



Contact

Dean (Dino) Truant
Broker
403-399-5279
dino.truant@romanre.com

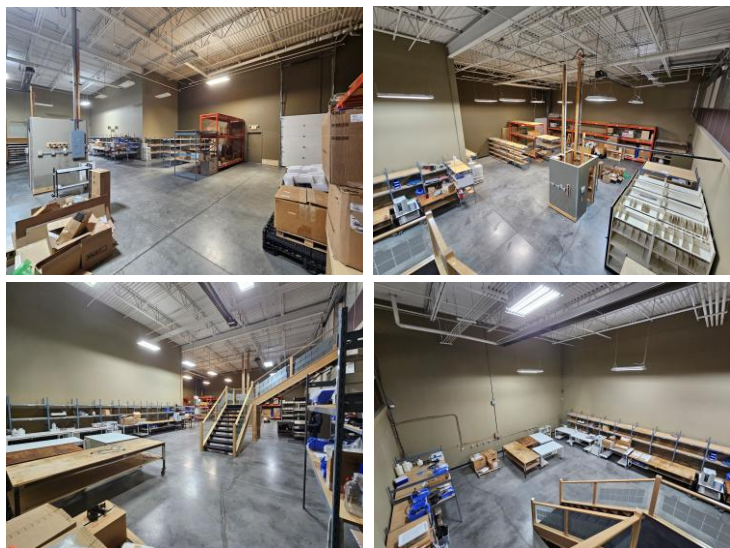
Dan Luijkx
Associate
403-701-0176
dluijkx@romanre.com



HIGH END DEVELOPMENT

IDEAL FOR USER IN NEED OF HIGH PROPORTION OF OFFICE WITH ASSEMBLY / WAREHOUSE

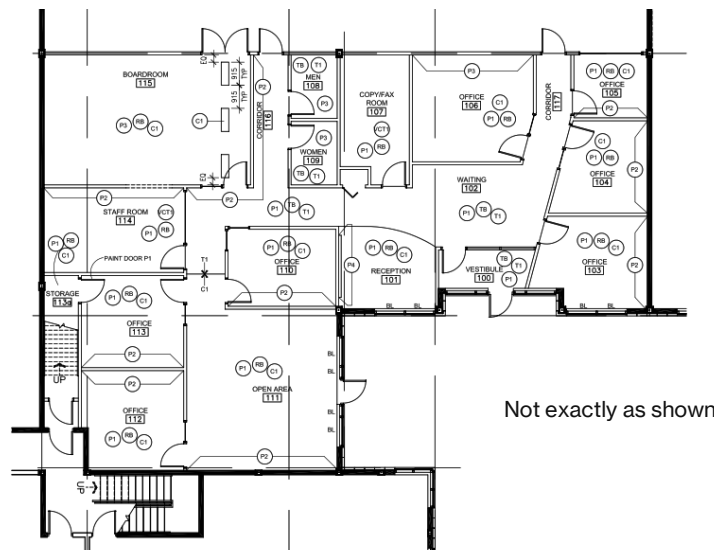
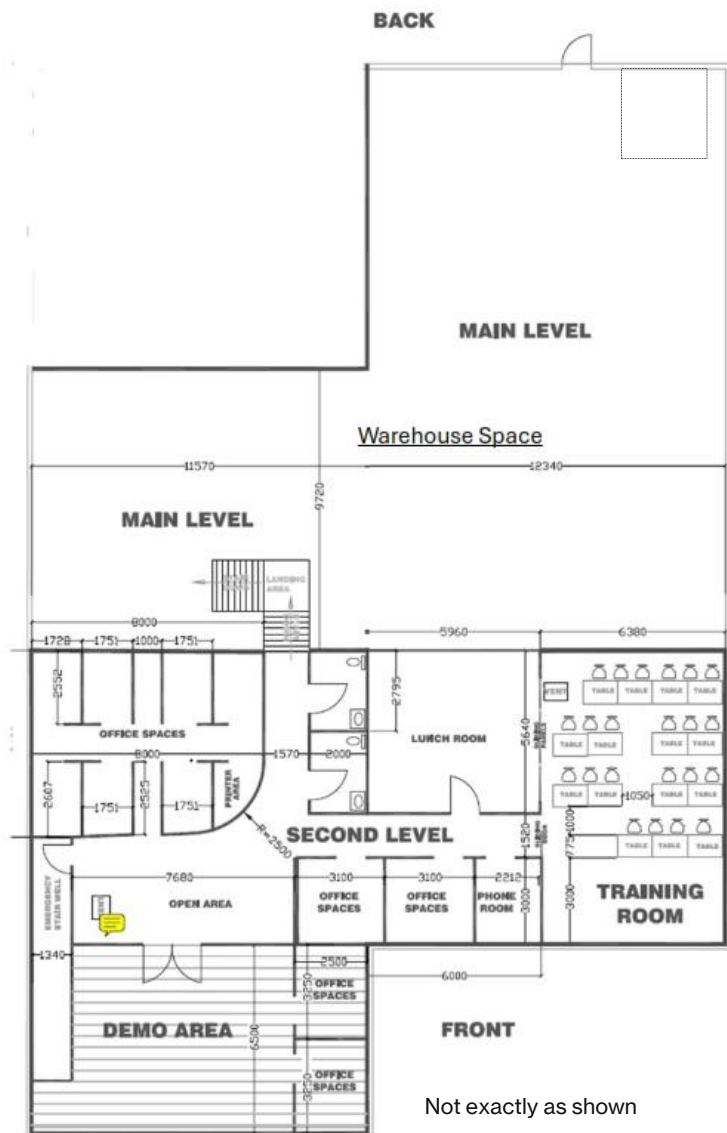
Experience a well-maintained industrial warehouse bay in NE Calgary, offering 10,818 sq. ft. +/- of thoughtfully designed space complete with 6,897 sq. ft. +/- high-end office and 3,921 sq. ft. +/- of warehouse space. This property presents a strong corporate presence, perfect for businesses seeking to impress clients and foster a professional environment. Enjoy drive-in loading with a defined loading/receiving area, thoughtfully separated from the rear assembly space for maximum functionality and safety. Ideally suited for tech-focused users requiring engineering, lab, and assembly areas, flexible zoning accommodates a wide array of uses. The location features 10 dedicated parking stalls and excellent connectivity to major NE roadways and Calgary International Airport, making this exceptional facility both versatile and prestigious.



Address:	104 & 105 90 Freepoint Blvd NE, Calgary, AB
Legal Address:	Condominium Plan 0614171, Unit 4 And 1951 undivided one ten thousandth shares
Zoning:	I-G Industrial General
Parking:	10 allocated parking stalls
Condo Fees:	\$ 1,280.35 per month
Taxes:	\$ 49,114.36 (2025)
Sale Price:	Market

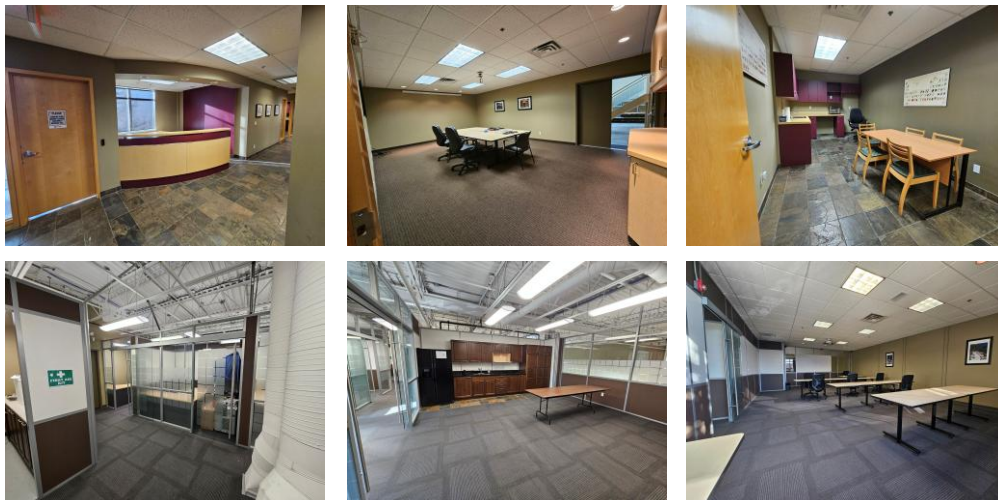
PROPERTY DETAILS

MAIN FLOOR OFFICE

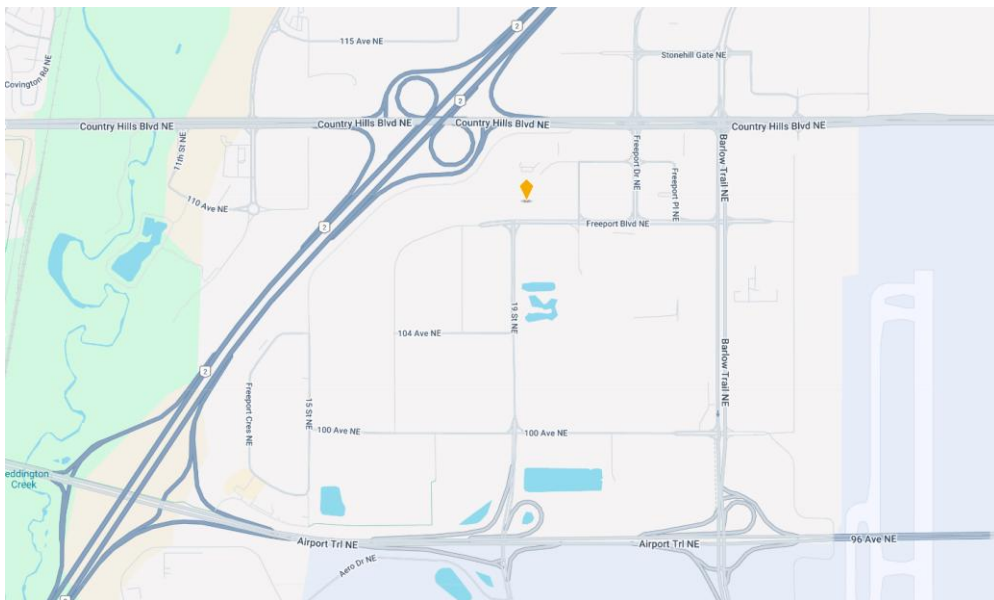


Not exactly as shown

Building Size:	Main floor office:	3,449 s.f. +/-
	2 nd floor office:	3,449 s.f. +/-
	<u>Warehouse:</u>	<u>3,921 s.f. +/-</u>
	Total:	10,818 s.f. +/-
Ceiling Height:	22' clear	
Loading:	(1) 12' x 14' drive in (1) 6' x 10' interior drive in	
Power:	400 amps 240volt (tbv)	
Comments:	Highly secured premises High quality office buildout Well lit warehouse ideal for assembly / tech	



PROPERTY LOCATION



Roman Real Estate (2009) Ltd. have obtained this information from sources deemed reliable and while thought to be correct, have not been verified. We do not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



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RomanRE.com