



— FOR LEASE —

2417 51 AVENUE SE

2,518 SF OF OFFICE SPACE



 CUSHMAN &
WAKEFIELD

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Property Highlights

- Second floor office space in the Valleyfield Industrial Park
- Located by Barlow Trail & 50 Ave SE, via 23 Street SE
- Easy access to Deerfoot Trail, via Barlow Trail
- Ample surface parking available
- Tenant podium signage available

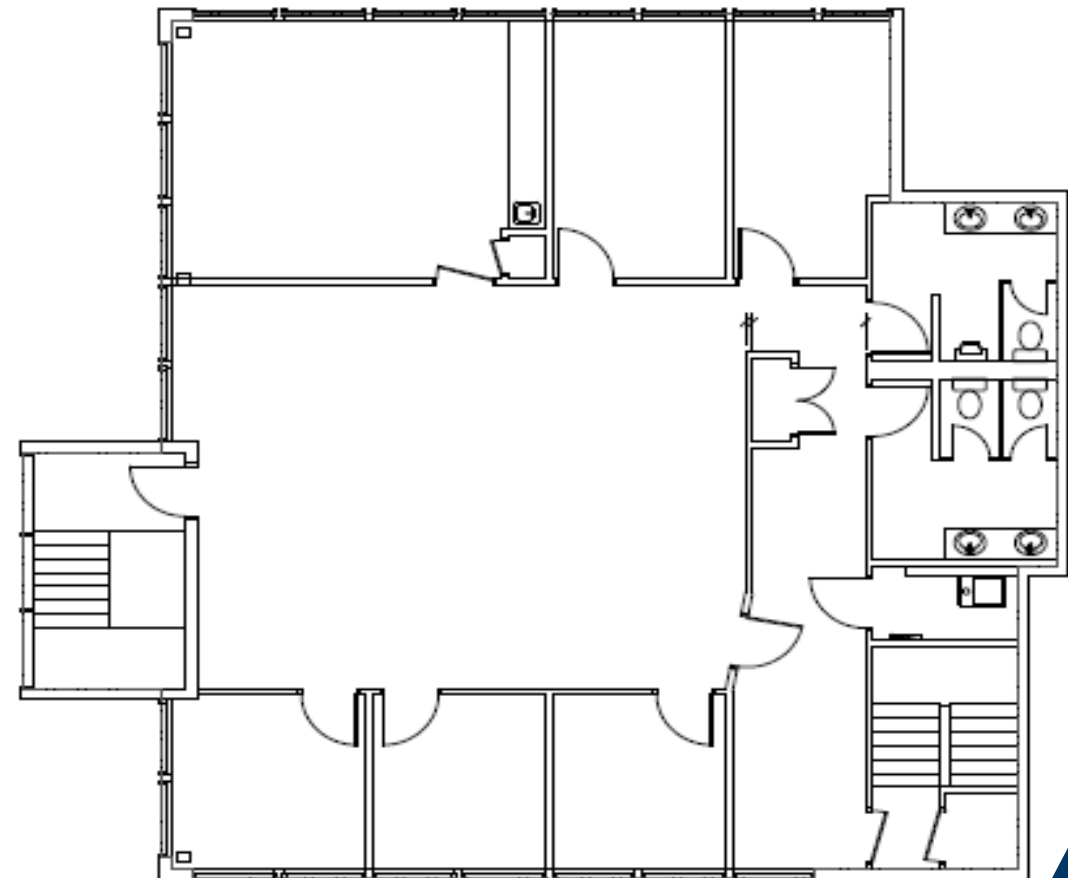


Property Details

Building Size	5,280 sf
Available Unit	Suite 200: 2,518 sf
Lease Rate	Market Lease Rates
Operating Costs	\$14.92 psf (est. 2026) in-suite janitorial is not included
Zoning	I-G
Parking	Seven surface parking stalls available, free of charge
Occupancy	Immediately



Floor Plan



MAP



CONTACT



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