



**FOR SUBLEASE | 4,724 SF OFFICE/WAREHOUSE**

**UNIT 3**

**3925 - 56 AVENUE SE**

CALGARY, AB





# 3925 - 56 AVENUE SE, UNIT 3

## CALGARY, AB

### Property Details

|                 |                              |
|-----------------|------------------------------|
| District:       | Foothills                    |
| Zoning:         | I-G (Industrial General)     |
| Ceiling Height: | 20' clear                    |
| Power:          | 2 panels of 225A, 240V (TBV) |
| HVAC:           | Roof top unit & unit heaters |
| Sump:           | Yes                          |
| Lights:         | LED in warehouse             |

### Comments

- Many nearby amenities
- Good access onto Barlow, Peigan, Deerfoot and Stoney Trails
- Bonus storage mezzanine

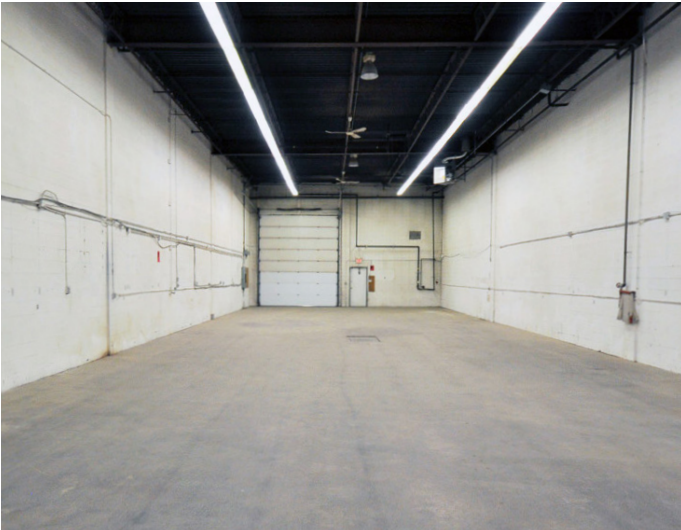
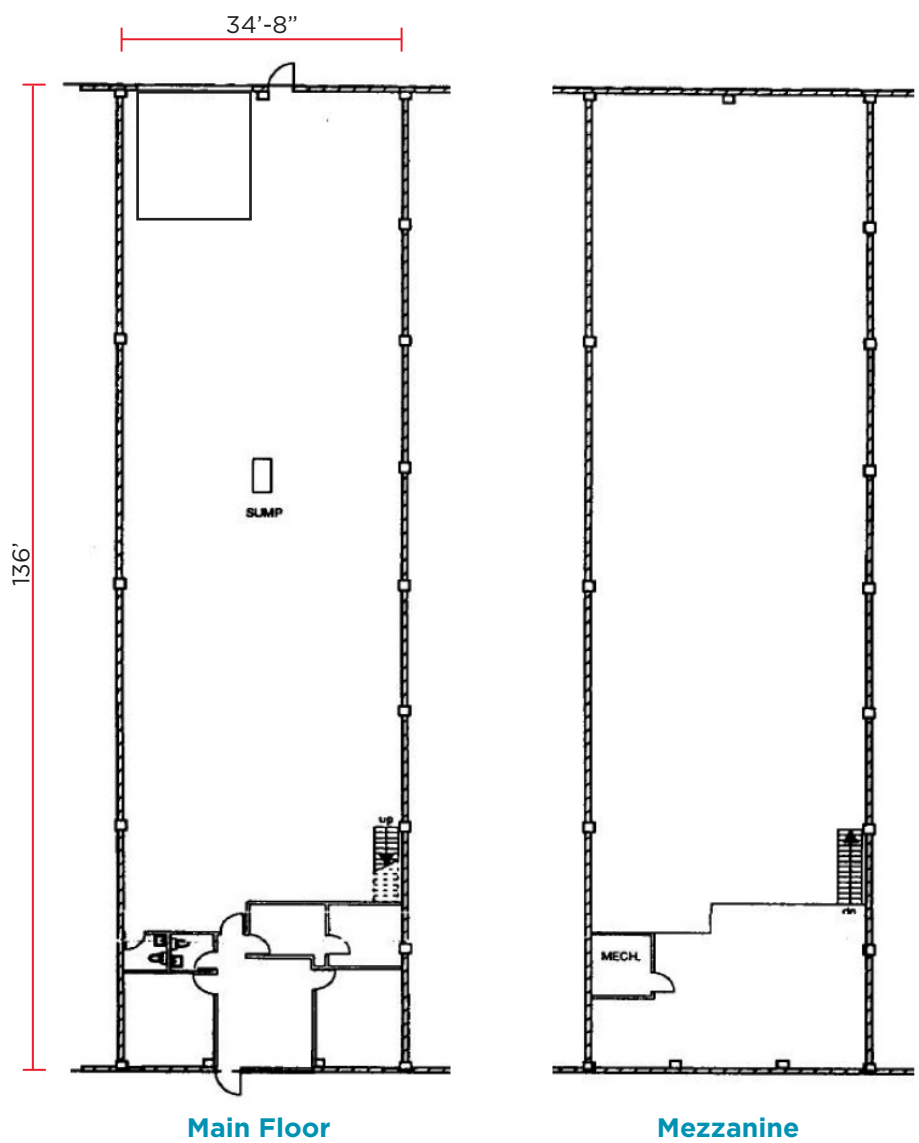
### Sublease Particulars

|                        |                               |
|------------------------|-------------------------------|
| Available Area:        | ± 4,724 sf                    |
| Office Area:           | ± 600 sf                      |
| Warehouse Area:        | ± 4,124 sf                    |
| Bonus Mezzanine:       | ± 600 sf                      |
| Loading:               | 1 (14'W x 16'H) drive-in door |
| Asking Rate:           | \$11.25 psf                   |
| Op. Costs (2025 est.): | \$7.04 psf                    |
| Available              | August 1, 2025                |
| Sublease Expiry        | March 31, 2026                |



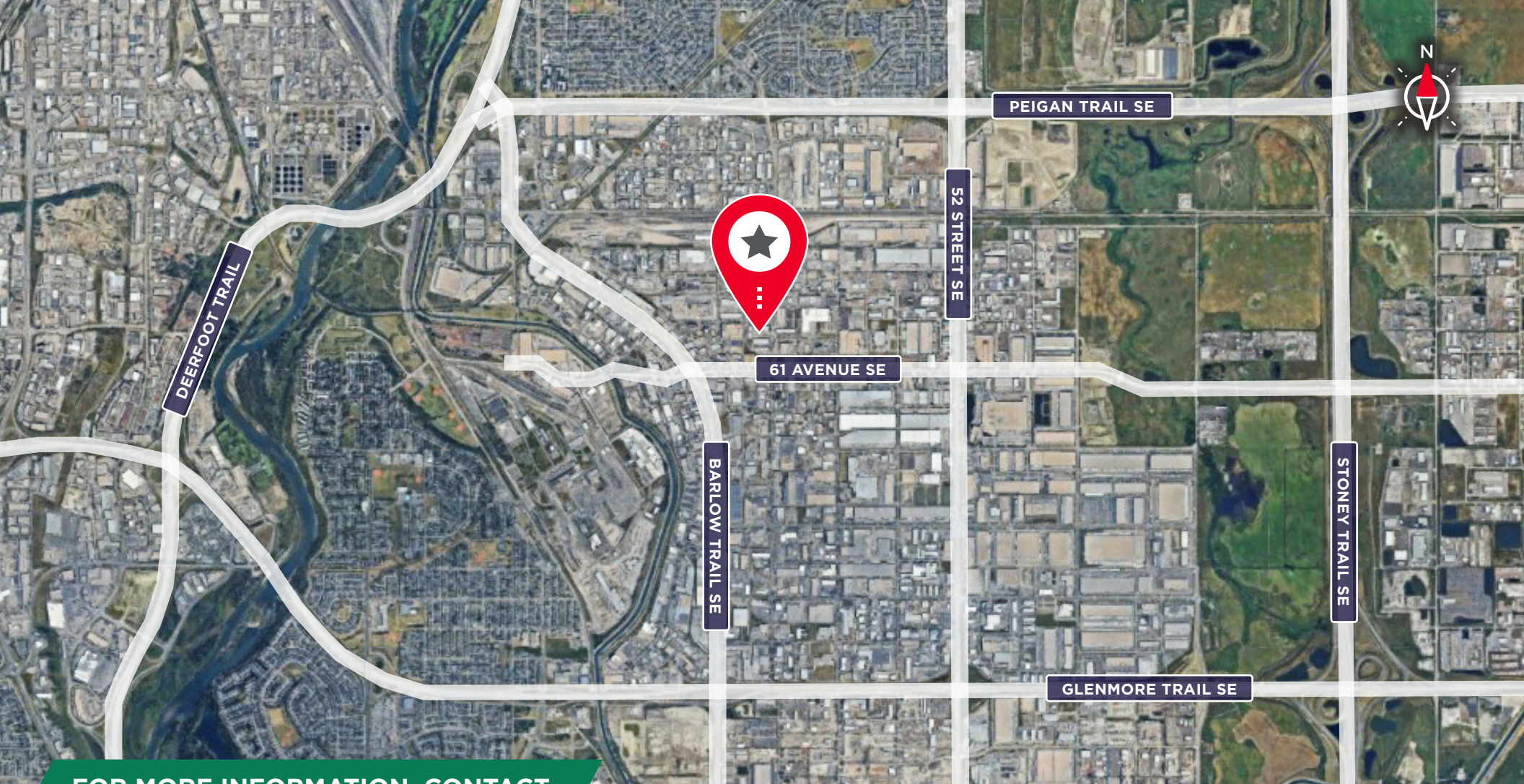
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**CALGARY, AB**

**Floor Plan**



\*Not to scale, not exactly as shown.





## FOR MORE INFORMATION, CONTACT

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