

FOR SUBLEASE
4919 61st Avenue SE
CALGARY, AB





PROPERTY FEATURES

±6,209 SF

MAIN & 2ND LEVEL OFFICE

±12,521 SF

WAREHOUSE

±18,730 SF

TOTAL AVAILABLE

OCTOBER 1ST, 2025

AVAILABILITY

MARKET

SUBLEASE RATES

28'6" (TBV)

CLEAR HEIGHT

AUGUST 30TH, 2029

SUBLEASE EXPIRY

PROPERTY FACTS

FOOTHILLS INDUSTRIAL

DISTRICT

2 DOCK (8' X 10')

1 DRIVE (10' X 12')

LOADING DOORS

100 AMPS (TBV)

POWER

I-G (INDUSTRIAL GENERAL)

DISTRICT

\$6.68 PSF

OP COSTS + REALTY TAX (2025 EST.)

COMMENTS

- Sprinklered racking Included
- Located in Foothills district with direct exposure onto 61st Avenue SE
- Excellent transit connectivity with a stop located just outside the building
- Layout features open warehouse space, a showroom and built-out office areas on the main and upper levels.
- Professionally managed building with ample parking on-site
- Loading can accommodate 53' tractor trailers
- Adjacent unit available, offering a combined total of 25,071 SF of contiguous space

FLOOR PLAN

FLOOR PLAN

[illegible]

PROPERTY AERIAL MAP



4919 61st Avenue SE

FOOTHILLS

For more information, please contact:

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