FOR SUBLEASE 4919 61st Avenue SE CALGARY, AB



18,730 SF AVAILABLE SF

1st OCTOBER 2025

AVAILABILITY

28'6" *(TBV)*

CLEAR HEIGHT

MARKET

SUBLEASE RATES

31st AUGUST 2029

SUBLEASE EXIPIRY

PROPERTY FACTS

FOOTHILLS DISTRICT

2 DOCK (8' X 10') + 1 DRIVE (10' X 12')

LOADING DOORS

(TBV)

TYPICAL GRID

I-G (INDUSTRIAL GENERAL)

DISTRICT

\$6.68 PSF

OP COSTS + REALTY TAX (2025 EST.)

100 AMPS (TBV)

POWER

COMMENTS

- 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, showroom and built out office space on the main and second level
- Professionally managed building
- Ample parking on-site
- Loading can accommodate 53' tractor trailers

PROPERTY PHOTOGRAPHY

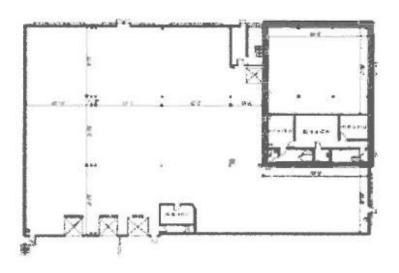
FLOOR **PLAN**



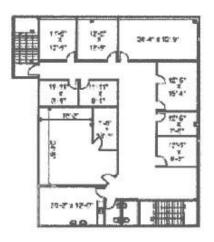




Main Floor Office Area



Second Floor Office Area





For more information, please contact:

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