

4919 61ST AVENUE SE

CALGARY, AB

Rare Showroom Corner Unit, Below Market Rates



18,730 SF | Industrial Sublease Opportunity





PROPERTY OVERVIEW

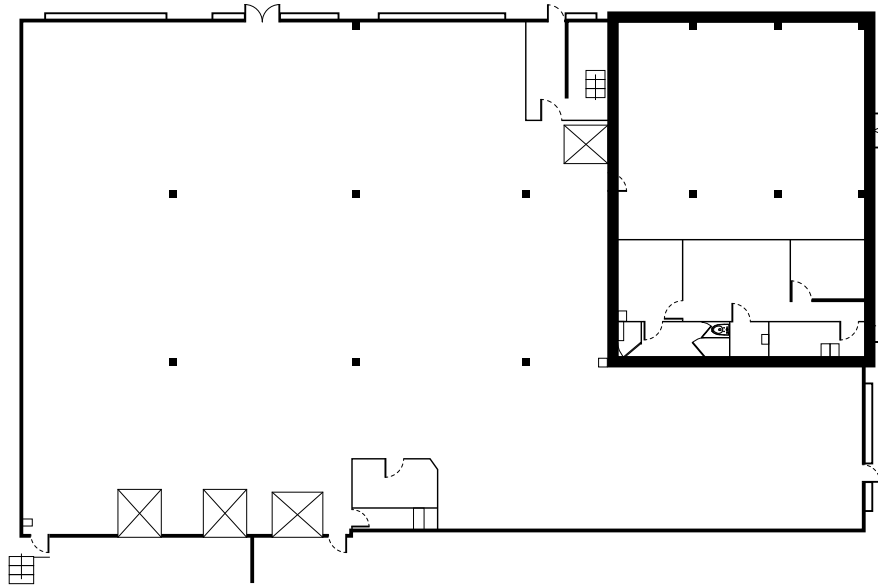
AVAILABLE AREA	18,730 sf
SECOND FLOOR OFFICE MEZZANINE	3,143 sf (Included in Available Area)
YEAR BUILT	1997
AVAILABILITY	Immediate
CLEAR HEIGHT	28'6" (TBV)
SUBLEASE RATE	Below Market
SUBLEASE EXPIRY	31 st August 2029
DISTRICT	Foothills
LOADING DOORS	2 Dock (8' X 10') + 1 Drive In (10' X 12')
ZONING	I-G (Industrial General)
OPERATING COSTS & TAXES	\$6.68 psf (Est. 2026)
POWER	TBV



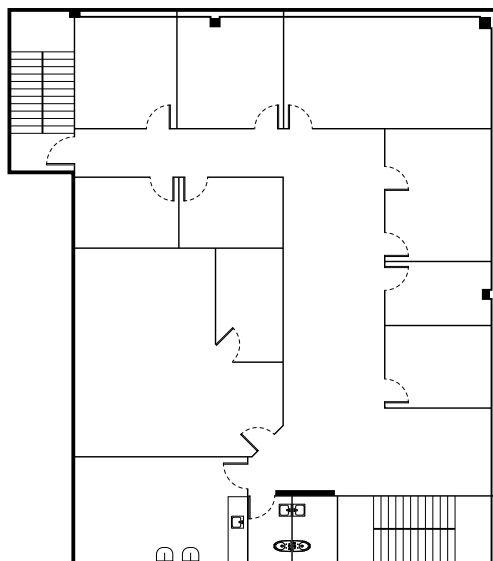


FLOORPLANS

MAIN FLOOR OFFICE AREA



SECOND FLOOR OFFICE AREA



PROPERTY HIGHLIGHTS



Prime Foothills Industrial location with prominent frontage on 61 Avenue SE.



Excellent access to Deerfoot Trail, Glenmore Trail, Stoney Trail and major transportation corridors



Functional warehouse layout designed to support manufacturing, warehousing and distribution operations.



Showroom and office components provide flexibility for customer-facing and administrative uses



Ample on-site parking for employees and visitors



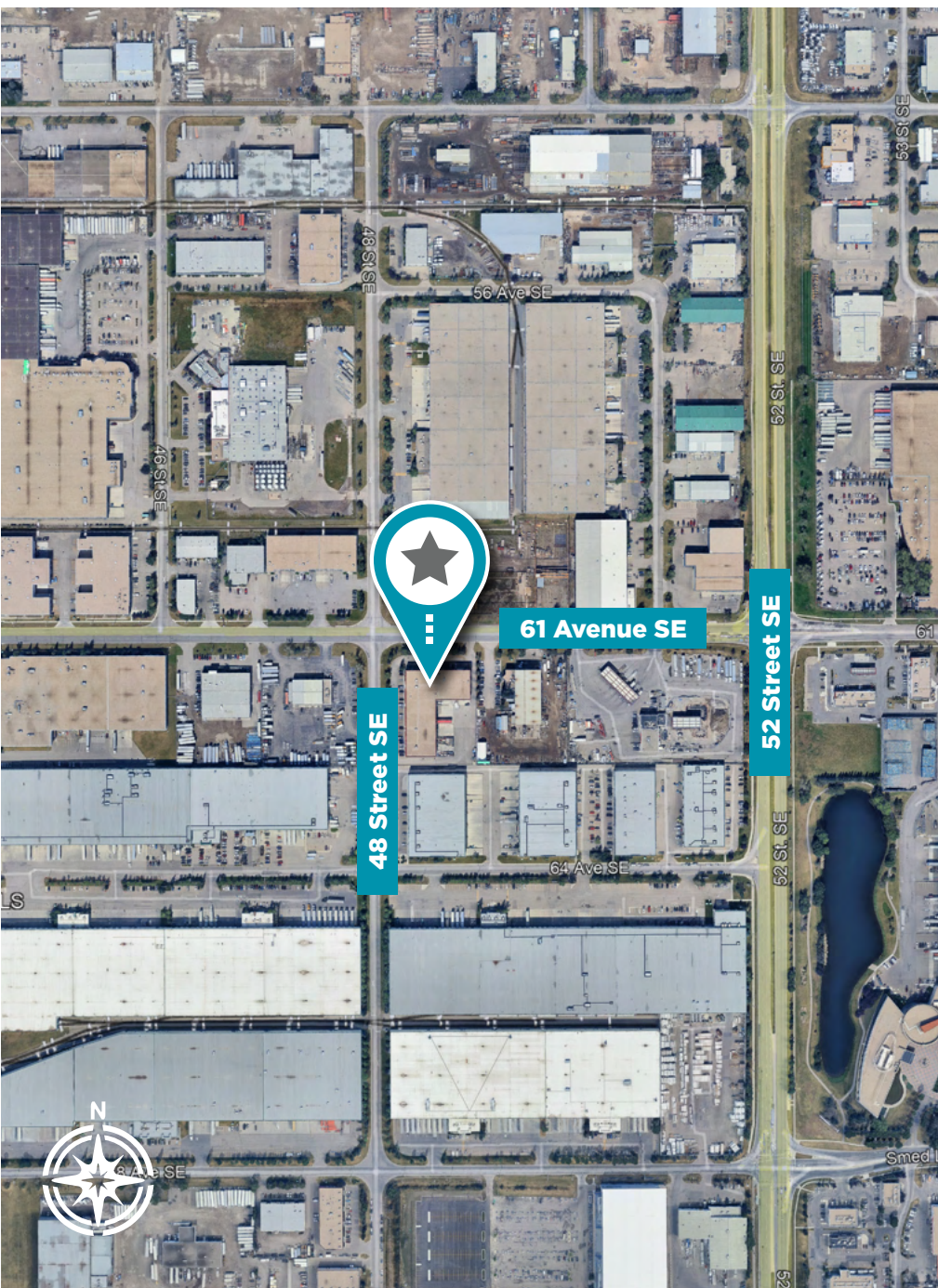
Transit service located within walking distance



Professionally managed and well-maintained industrial asset



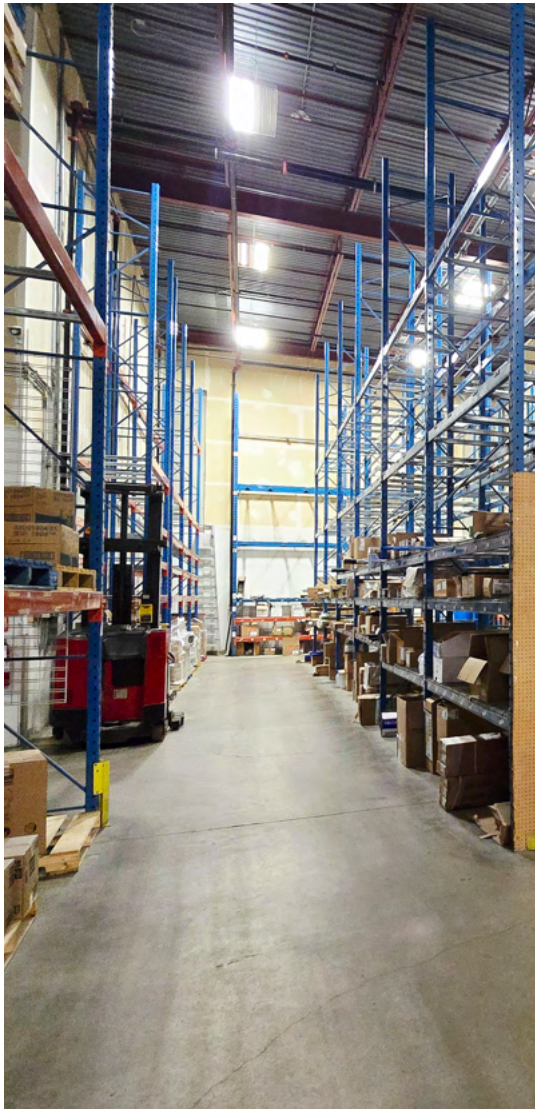
LOCATION



DRIVE TIMES/KM

To/From 4919 61 Avenue SE, Calgary

Calgary International Airport	18 MINS	21.9 KM
Downtown Calgary	14 MINS	12.8 KM
Deerfoot Trail	6 MINS	4.9 KM
Barlow Trail	3 MINS	1.7 KM
Glenmore Trail	4 MINS	2.8 KM
Stoney Trail South East	7 MINS	5.5 KM
Intermodal Yard	5 MINS	3.9 KM





FOR MORE INFORMATION, CONTACT:

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