FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

5391 - 61st Avenue SE, Calgary, AB

28,833 sq. ft. on 2.41 acres



- State-of-the-Art Industrial Facility
- Short-term Income Opportunity
- Dedicated Parts Warehouse and Service Shop

JORDAN LEBLANC, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-660-5141
jleblanc@lee-associates.com

EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

THOMAS WARDLE, B.COMM
JUNIOR ASSOCIATE
C: 403-818-0858
twardle@lee-associates.com

5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

PROPERTY DETAILS

DISTRICT:
Starfield

LEGAL DESCRIPTION:
Plan 9612303, Block 5

SITE SIZE:
2.41 acres

ZONING:
Industrial General (I-G)

AVAILABLE AREA:

Main Floor Office:	+/-	2,710 sq. ft.
Second Floor Office:	+/-	1,172 sq. ft.
Parts Warehouse:	+/-	7,385 sq. ft.
Service Shop:	+/-	17,565 sq. ft.
Total:	+/-	28,833 sq. ft.
Bonus Mezzanine:	+/-	1,061 sq. ft.

YEAR OF CONSTRUCTION:
2016

PURCHASE PRICE:
$9,500,000 ($331 per sq. ft.)

PROPERTY TAXES:
$150,833.33 (for 2026)

AVAILABLE:
Vacant Possession: Summer 2027
(Short-term income upside with existing tenancy;
Contact agents for more details)

CEILING HEIGHT:
20' clear

LOADING:
16 - 14' x 16' automatic sunshine drive-in doors
1 - 10' x 12' automatic sunshine drive-in door
(8 drive-thru bays)

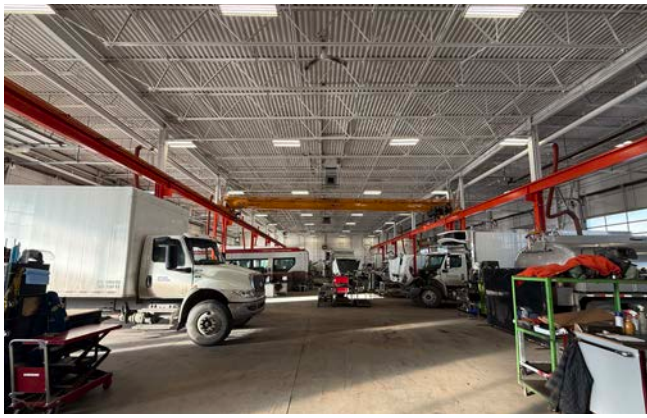
POWER:
600 amps, 347/600 volts, 3 phase service (TBV)

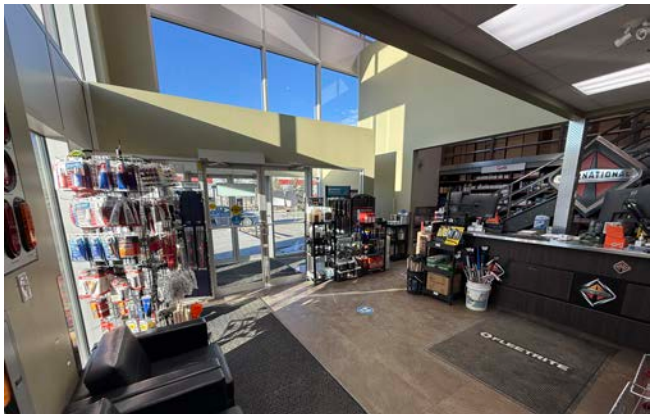
CRANE:
1 - 5 Ton bridge

WASH BAY:
Dedicated 1,075 sq. ft. wash bay with 38'6" x 4'6" service trench pit

MAKE UP AIR:
1 - 16,200 CFM Unit
1 - 9,500 CFM Unit

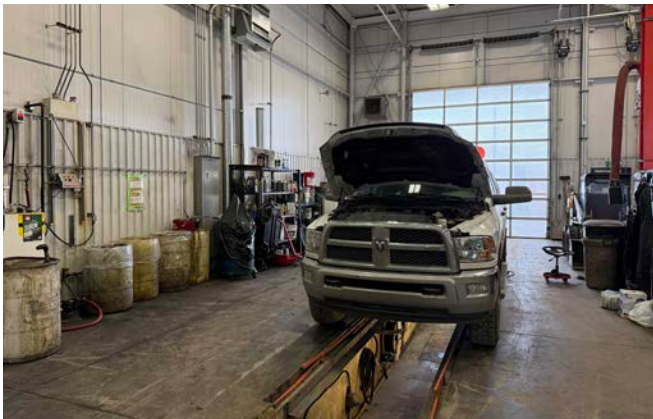
SPRINKLERS:
Fully sprinklered throughout including an in-rack system in the parts warehouse



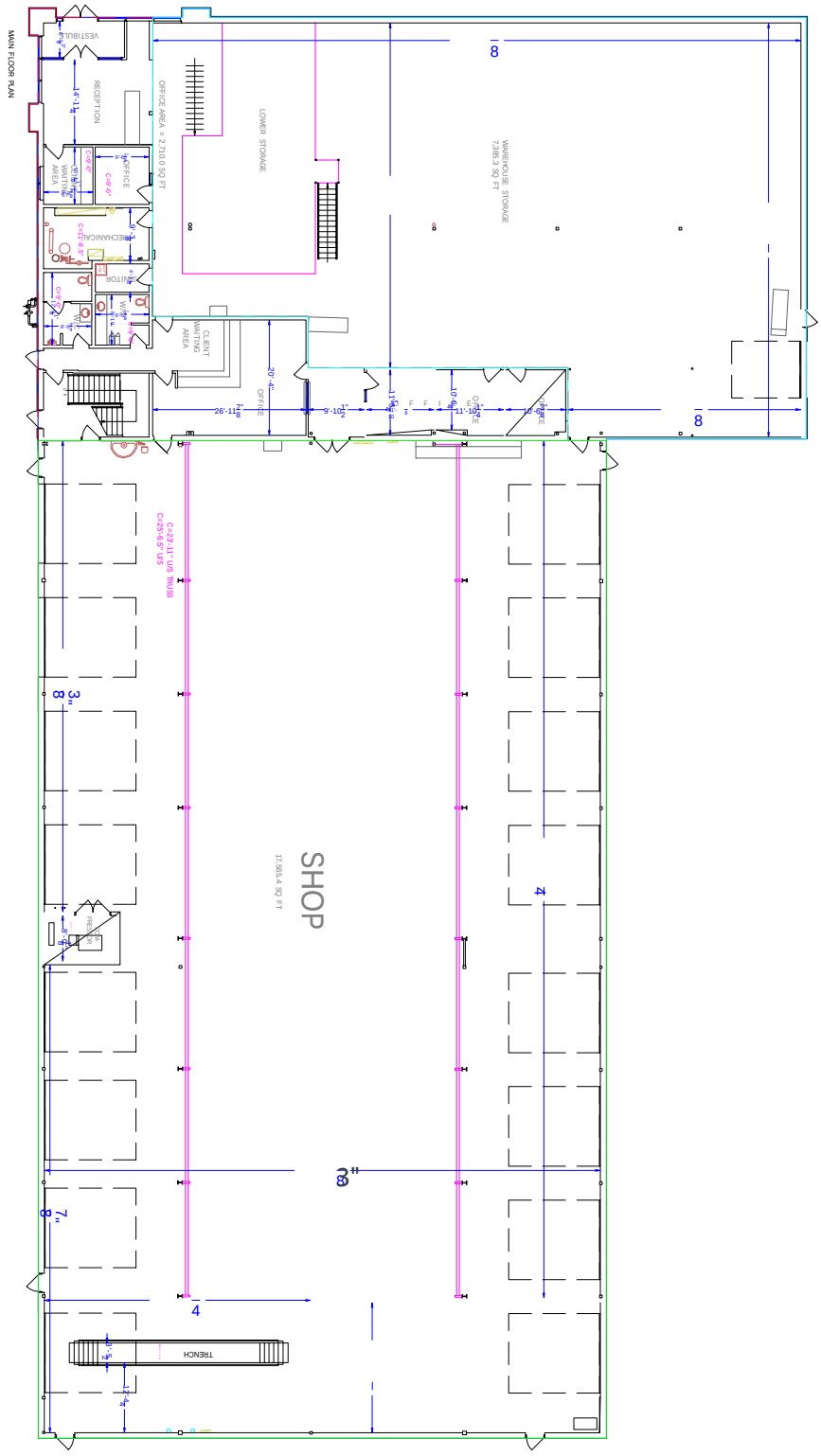




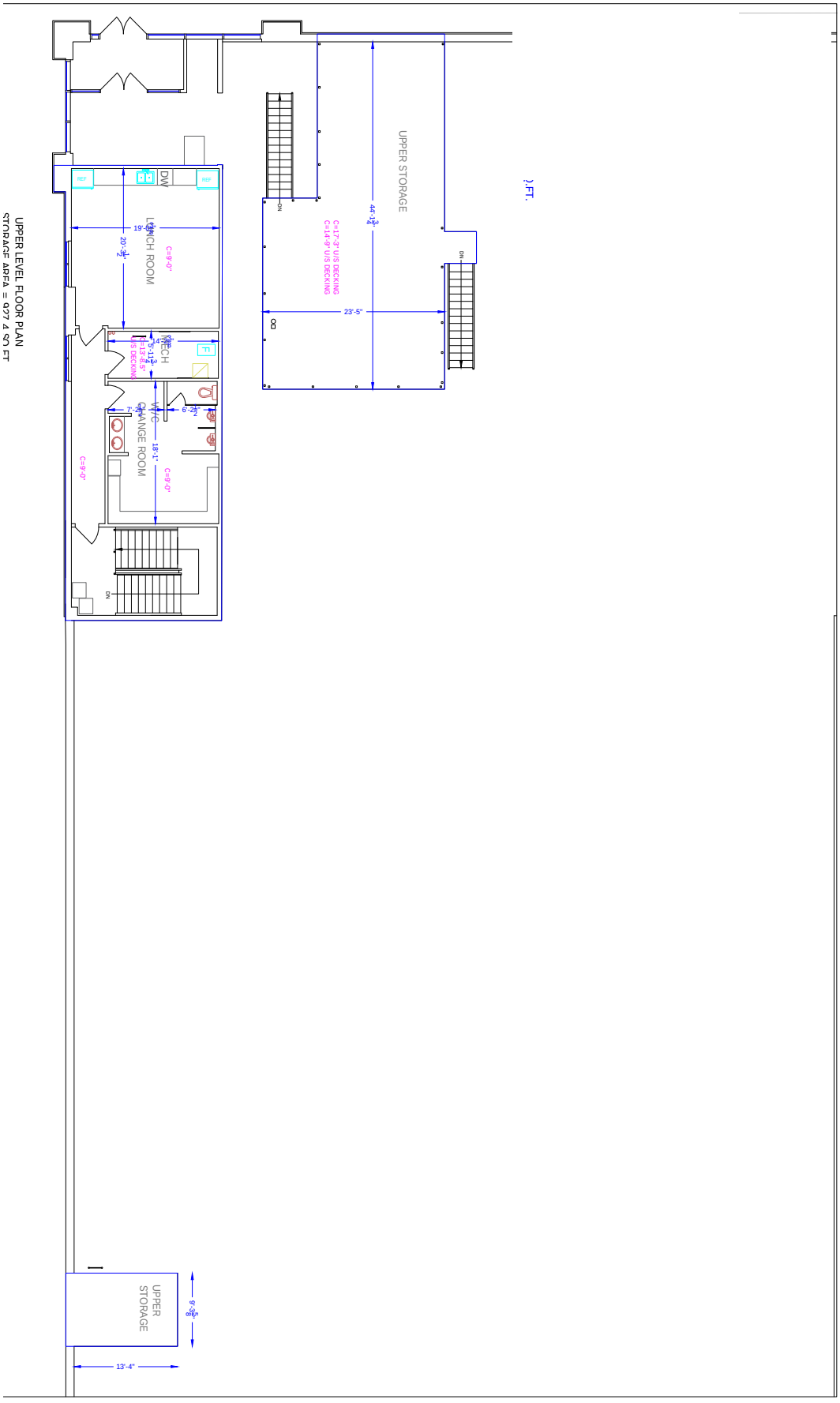




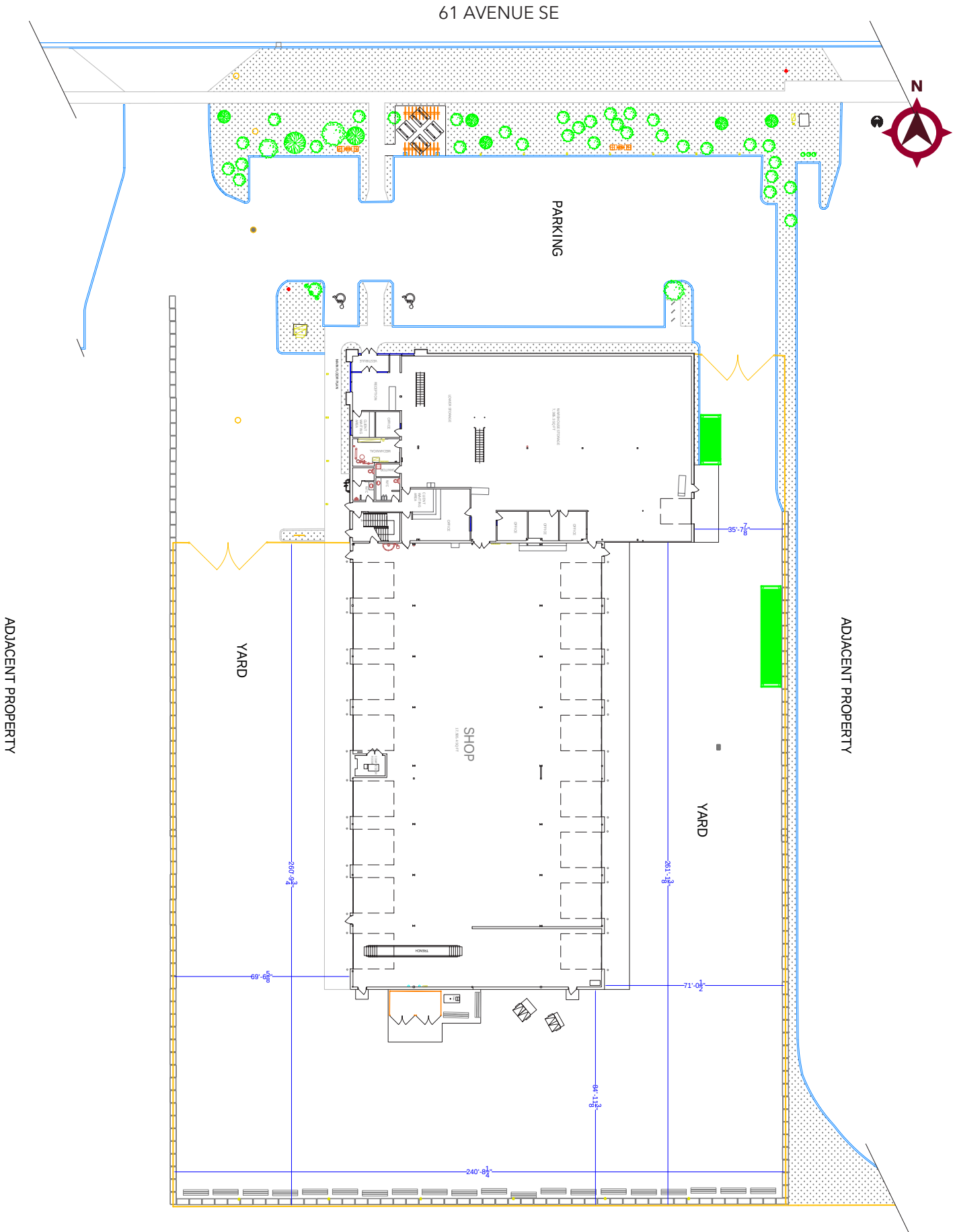
MAIN FLOOR PLAN



SECOND FLOOR PLAN



SITE PLAN


61 AVENUE SE
N
PARKING
YARD
SHOP
YARD
ADJACENT PROPERTY
ADJACENT PROPERTY
35'-7 7/8"
260'-9 3/4"
281'-3 3/8"
69'-6 5/8"
71'-0 1/2"
84'-11 3/8"
240'-8 1/4"



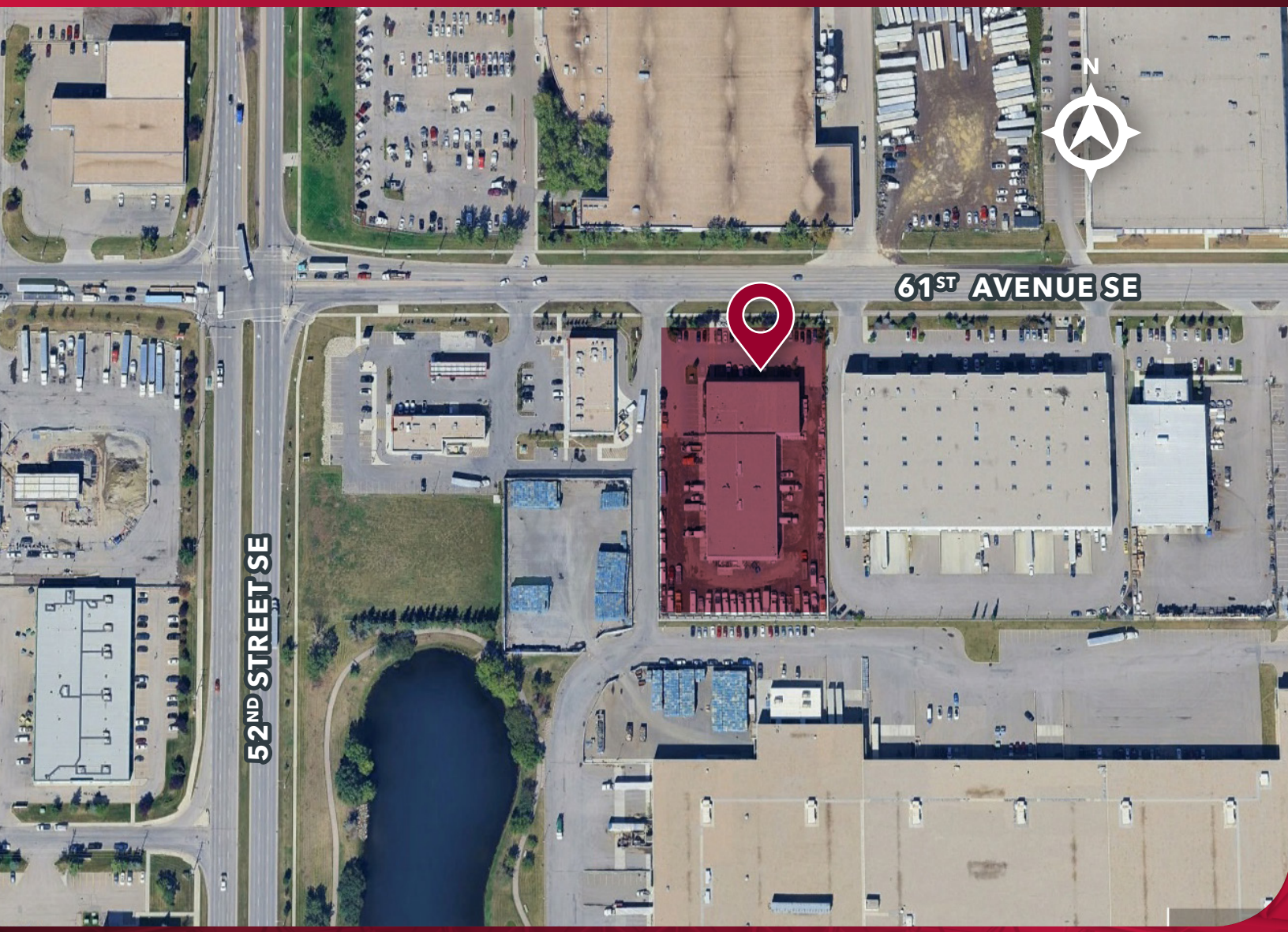



GLOVER
INTERNATIONAL





LOCATION



CONTACT US

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