



Bay 26, 5555 51 Avenue SE | Calgary AB

End Unit Industrial Condo

THE OFFERING

- » Rare end unit industrial condo located in Foothills Industrial Park.
- » Prime industrial location with great connectivity and proximity to major transportation arteries like Stoney Trail, Peigan Trail, and 50 Avenue SE.
- » This unit offers excellent accessibility and functionality for a variety of industrial needs.
- » Ample space at the rear, providing easy access for seacan and 52-foot trailers to maneuver and back in efficiently.



SPACE DETAILS

Total Unit Size	6,000 SF
Warehouse Area	4,700 SF ±
Mezzanine / Office / Storage Area	1,300 SF ±
Property Taxes	\$23,751.57 (2024)
Condo Fees	\$1,123.98 (Month)
Operating Cost	\$6.51 (TBV)
Power	200 Amp/208 Volt 3 Phase
Loading	2 Drive-In Doors 12' x 16'
Ceiling Height	24'
Heating Warehouse	Overhead heater
Heating Mezzanine/office area	5 tonne roof unit
Parking	8 Assigned front stalls
District	Foothills Industrial Park
Legal Description	Plan 0912454; Unit 7
Zoning	I-G (Industrial General)
Year Built	2009
Sale Price	\$1,375,000
Lease Rate	Market
Included Add Ons*	Racking

AARON GUNN

Senior Associate / Partner
(403) 200-4026
agunn@naiadvent.com

BRIAN WEST

Advisor, Senior Associate
(403) 630-7881
bwest@naiadvent.com

TYLER GULUCHE

Associate
(403) 404-8735
tguluche@naiadvent.com

CONNOR WEST

Associate
(587)-429-8577
cwest@naiadvent.com

3633 8 Street SE
Calgary, AB T2G 3A5
+1 403 984 9800
naiadvent.com

FOR SALE OR LEASE

Industrial Condo Bay

Bay 26, 5555 51 Avenue SE | 6,000 SF ±

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.



AARON GUNN

Senior Associate / Partner

(403) 200-4026

agunn@naiadvent.com

BRIAN WEST

Advisor, Senior Associate

(403) 630-7881

bwest@naiadvent.com

TYLER GULUCHE

Associate

(403) 404-8735

tguluche@naiadvent.com

CONNOR WEST

Associate

(587)-429-8577

cwest@naiadvent.com

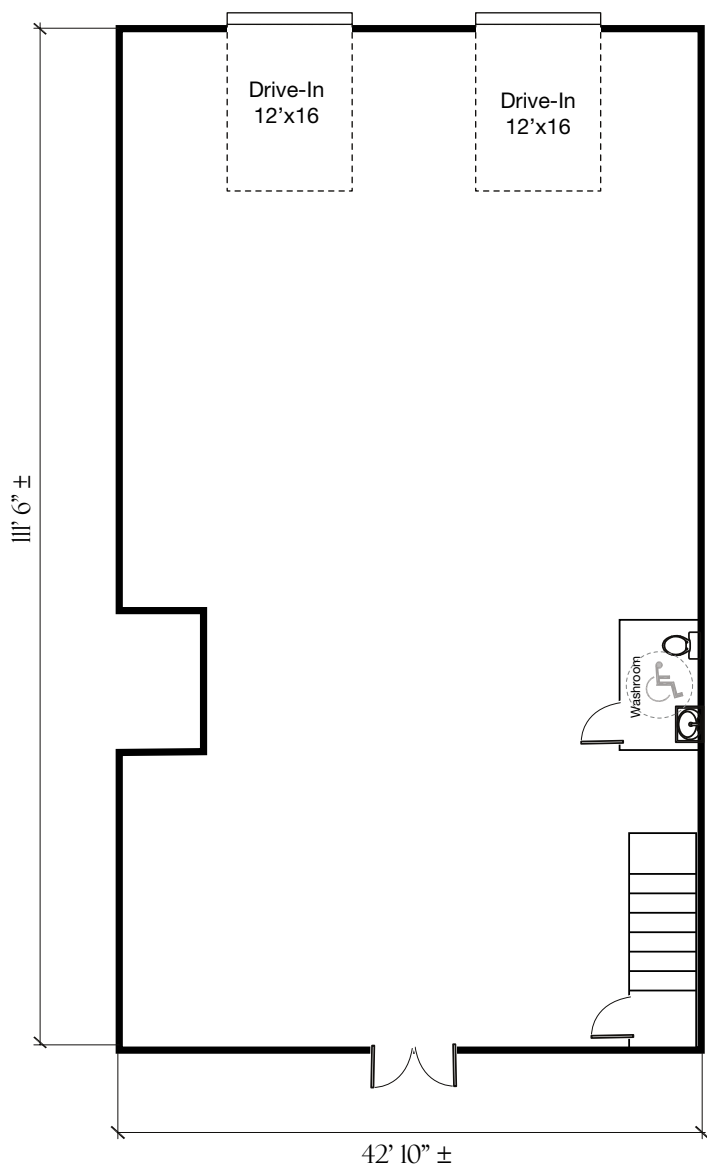
3633 8 Street SE

Calgary, AB T2G 3A5

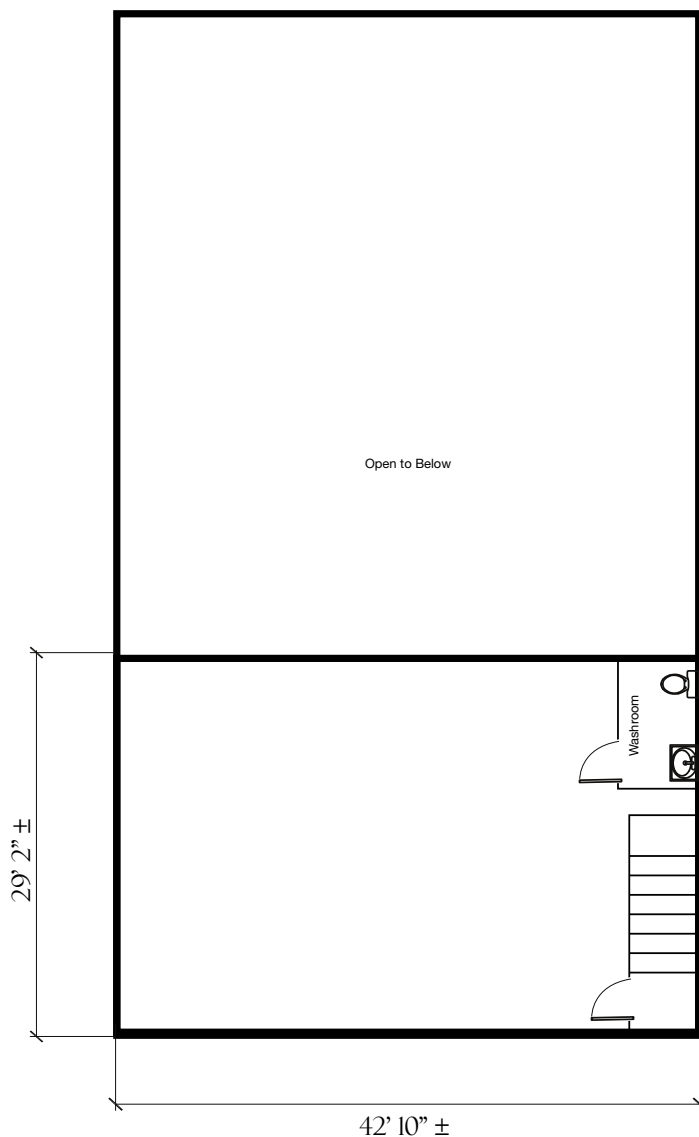
+1 403 984 9800

naiadvent.com

MAIN FLOOR PLAN | 4,700 SF +/-



2ND FLOOR PLAN | 1,300 SF +/-



AARON GUNN

Senior Associate / Partner
(403) 200-4026
agunn@naiadvent.com

BRIAN WEST

Advisor, Senior Associate
(403) 630-7881
bwest@naiadvent.com

TYLER GULUCHE

Associate
(403) 404-8735
tguluche@naiadvent.com

CONNOR WEST

Associate
(587)-429-8577
cwest@naiadvent.com

3633 8 Street SE
Calgary, AB T2G 3A5
+1 403 984 9800
naiadvent.com

FOR SALE OR LEASE

Industrial Condo Bay

Bay 26, 5555 51 Avenue SE | 6,000 SF ±

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.



This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Advent Commercial Real Estate Corp. operating as NAI Advent deems reliable, however, Advent Commercial Real Estate Corp. operating as NAI Advent assumes no responsibility for the degree of accuracy of such information, nor does Advent Commercial Real Estate Corp. operating as NAI Advent represent or warrant the information contained herein. Recipients hereof should conduct their own investigations to determine the accuracy of information contained herein. The information contained herein is subject to change without notice. NAI ADVENT. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials at this site is permitted without the written permission of NAI ADVENT unless otherwise specified. A licensed associate of NAI Advent is a Principal of the owner of the property.

3633 8 Street SE
Calgary, AB T2G 3A5
+1 403 984 9800
naiadvent.com