

2,445 sf

End-cap Unit 175

OFFICE+WAREHOUSE IN STONEGATE LANDING FOR SALE

12318 Barlow Trail NE
Calgary



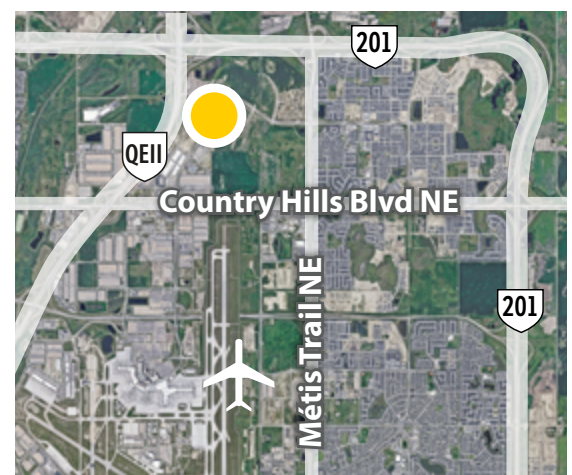
1 (12'x14')
drive-in



200A,
120/208V



24'
Ceiling
height



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LOCAL
EXPERTISE
MATTERS

END-CAP UNIT FEATURING EXTRA WINDOWS IN BOTH THE OFFICE AND WAREHOUSE.



MODERN INDUSTRIAL HUB

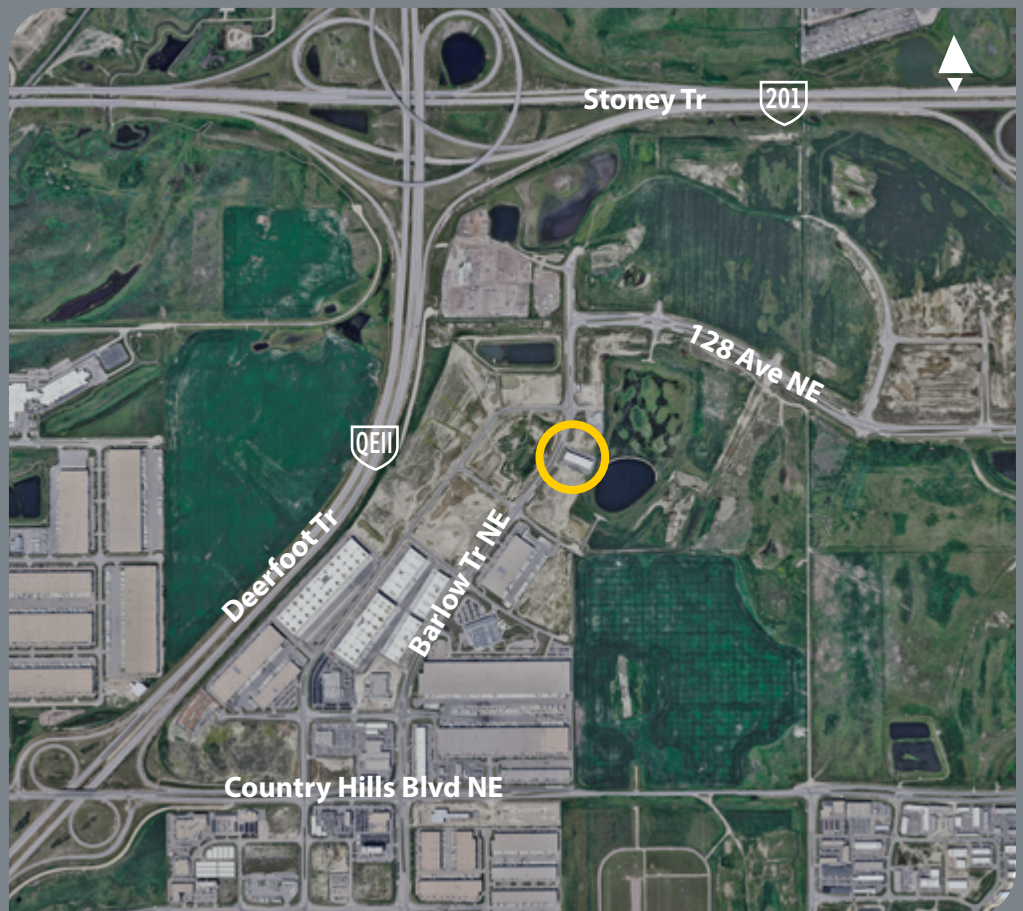
Located within the growing StoneGate Landing industrial area, the property is well connected to Calgary's major transportation network, with quick access to Deerfoot Trail and Stoney Trail via Country Hills Boulevard NE



FEATURES

Modern, newly constructed end-cap unit with built-out office space on the main and second floors.

The warehouse features 24-foot clear ceilings, while additional windows in both the office and warehouse provide increased natural light throughout the space.



PROPERTY INFORMATION

ADDRESS:

12318 Barlow Trail NE, Calgary

DISTRICT:

StoneGate Landing

ZONING:

I-G, Industrial General

AVAILABLE FOR SALE:

UNIT 175

1,296 sq. ft. – warehouse

1,149 sq. ft. – office over 2 floors

TOTAL: 2,445 sq. ft.

CEILING HEIGHT: 24' (clear, TBV)

LOADING: 1 (12'w x 14'h) drive-in

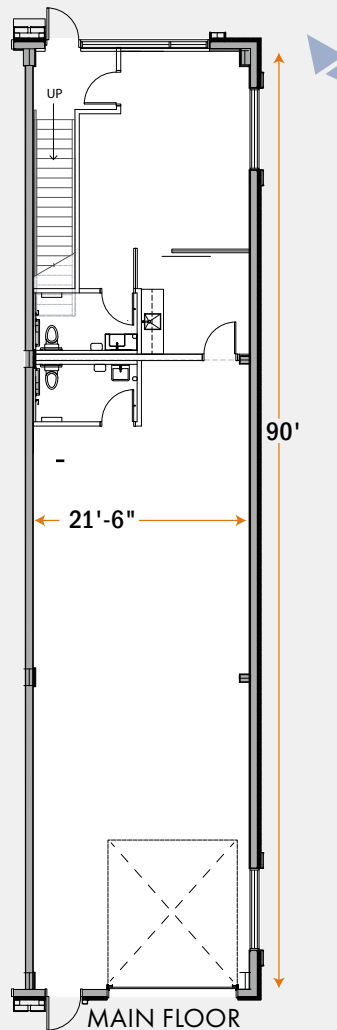
POWER: 200A, 120/208V (TBV)

HEATING:

Overhead gas-fired heater unit

FEATURES:

- » End-cap unit featuring extra windows in both the office and warehouse.
- » Floor: 6 inch concrete slab.
- » Double row parking.



FINANCIAL INFORMATION

AVAILABILITY: Immediate

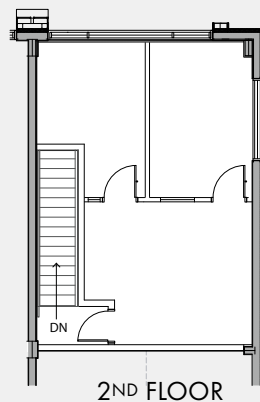
CONDO FEES (2026):

\$526.67 / mo

PROPERTY TAXES:

\$16,334.74 (2026)

PRICE: \$850,000



OWN vs LEASE ANALYSIS

	OWN	LEASE
Area	2,445 sq. ft.	2,445 sq. ft.
Purchase price / Lease rate	\$850,000	\$16.00 / sq. ft.
Down payment (20%)	\$170,000	\$0
Amount financed	\$680,000	N/A
Monthly payment	\$3,589	\$3,260
Payments over 5 years	\$215,351	\$195,600
Principal paydown	\$87,734	\$0
Appreciation gain (3% annually)	\$135,380	\$0
Equity built over 5 years	\$393,113	\$0

At \$850,000 the monthly ownership cost exceeds leasing by roughly \$329/mo. However the equity return of \$393,113 over five years means the buyer is effectively earning back \$1.02 for every \$1.00 of payment premium paid over leasing.



Main floor



2nd floor



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