

**FOR SUBLEASE**

23,927 sf Warehouse

5 Dock Doors and 1 Grade Door



**1108 – 53 Avenue NE, Bays 103–108**

23,927 sf warehouse with multiple coolers  
Prime NE location with excellent accessibility

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# 1108 - 53 AVENUE NE

## Property Profile

Subpremises:	Office: ±5,100 sf Warehouse: ±18,827 sf <b>Total: 23,927 sf</b>
Sublandlord:	Bloomstar
Rental Rate:	Market Sublease Rates
Op Costs:	\$7.98 per sf (est. 2026)
Availability:	September 2026
Term Expiry:	July 30, 2029 (Headlease extension available)
District:	Skyline Industrial Park
Year Built:	1974
Zoning:	I-G (Industrial General)
Loading:	4 (8'x10') dock doors (1 with leveler) 1 (12' x 12') dock door (with leveler) 1 (8' x 10') ramped drive-in door
Power:	Five (5) 125 Amp 120/208 panels Three (3) x 225 Amp panels All power TBV
Parking:	Ample surface parking
Ceiling Height:	22' clear
Lighting:	Mix of LED and T5 lighting
Sprinkler:	Yes
Sump:	Yes

## Property Information

Multiple coolers available. Large cooler 4,129 sf (maintains 38 F), small cooler 450 sf.  
Excellent NE location with proximity to McKnight Blvd, 64th Ave NE and Deerfoot Trail.  
Dock and drive-in loading.



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## Warehouse: ±18,827 sf

**Ceiling Height:**  
22' clear

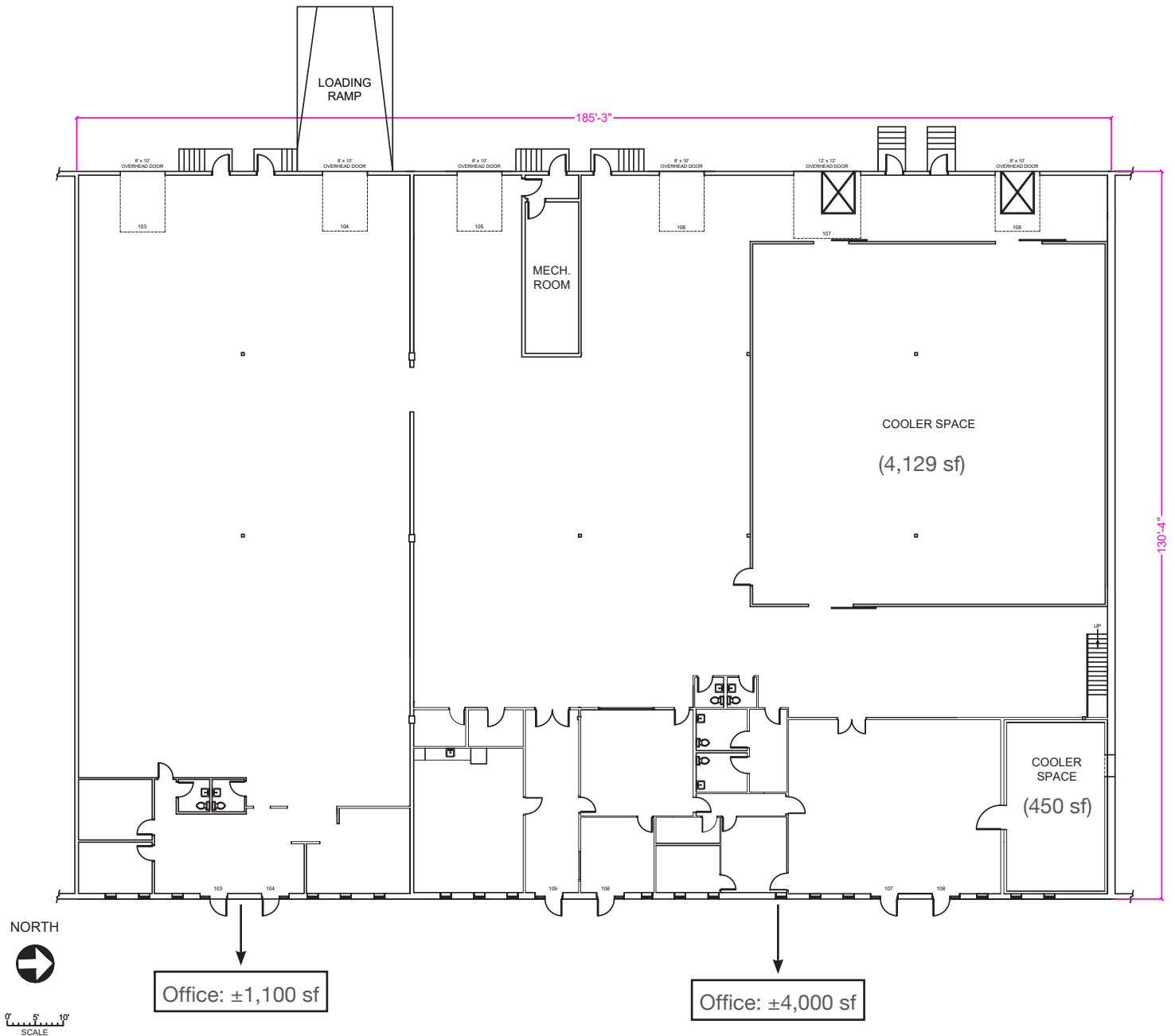
**Lighting:**  
Mix of LED and T5 lighting

**Sprinklered:**  
Yes

**Sump:**  
Yes

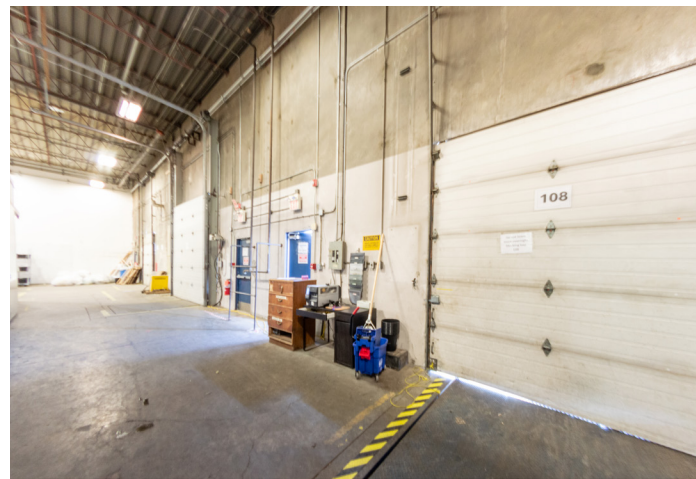
## Office: ±5,100 sf

- Functional layout
- Lunch room
- Offices and open area
- Multiple entrances





1108 - 53 Avenue NE





## Drive Times & Amenities

- 1 minute drive-time to 11 St NE.
- 2 minute drive-time to 64 Ave NE.
- 4 minute drive-time to Deerfoot Trail NE.
- 5 minute drive-time to McKnight Blvd NE.
- Amenities within 10 minutes include Deerfoot City Mall, Walmart, Canadian Tire, Tim Hortons, Wendy's and more.

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