

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

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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | 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.
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YEAR OF CONSTRUCTION:

2016

PURCHASE PRICE:

\$9,500,000 (\$331 per sq. ft.)

PROPERTY TAXES:

\$138,611.62 (for 2025)

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:

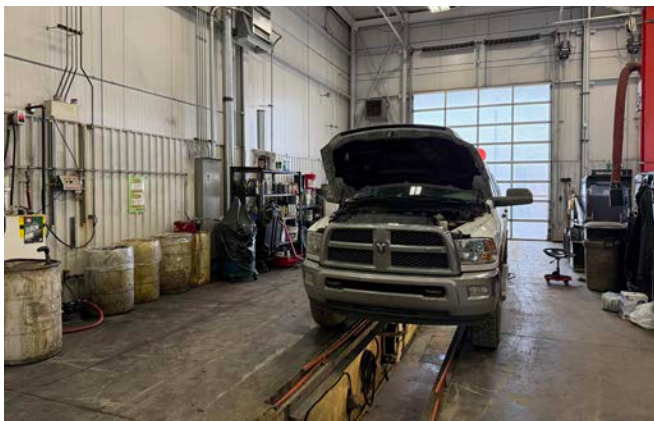
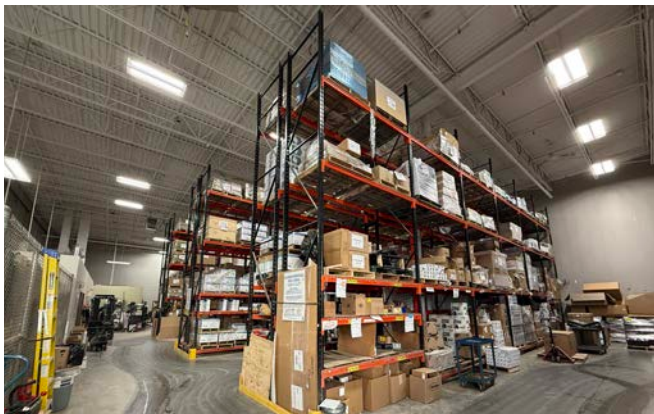
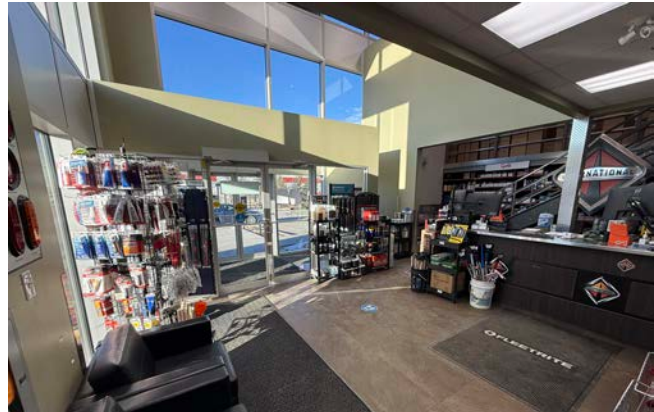
Dedicated 1,075 sq. ft. wash bay with 38'6" x 4'6" service trench pit

MAKE UP AIR:

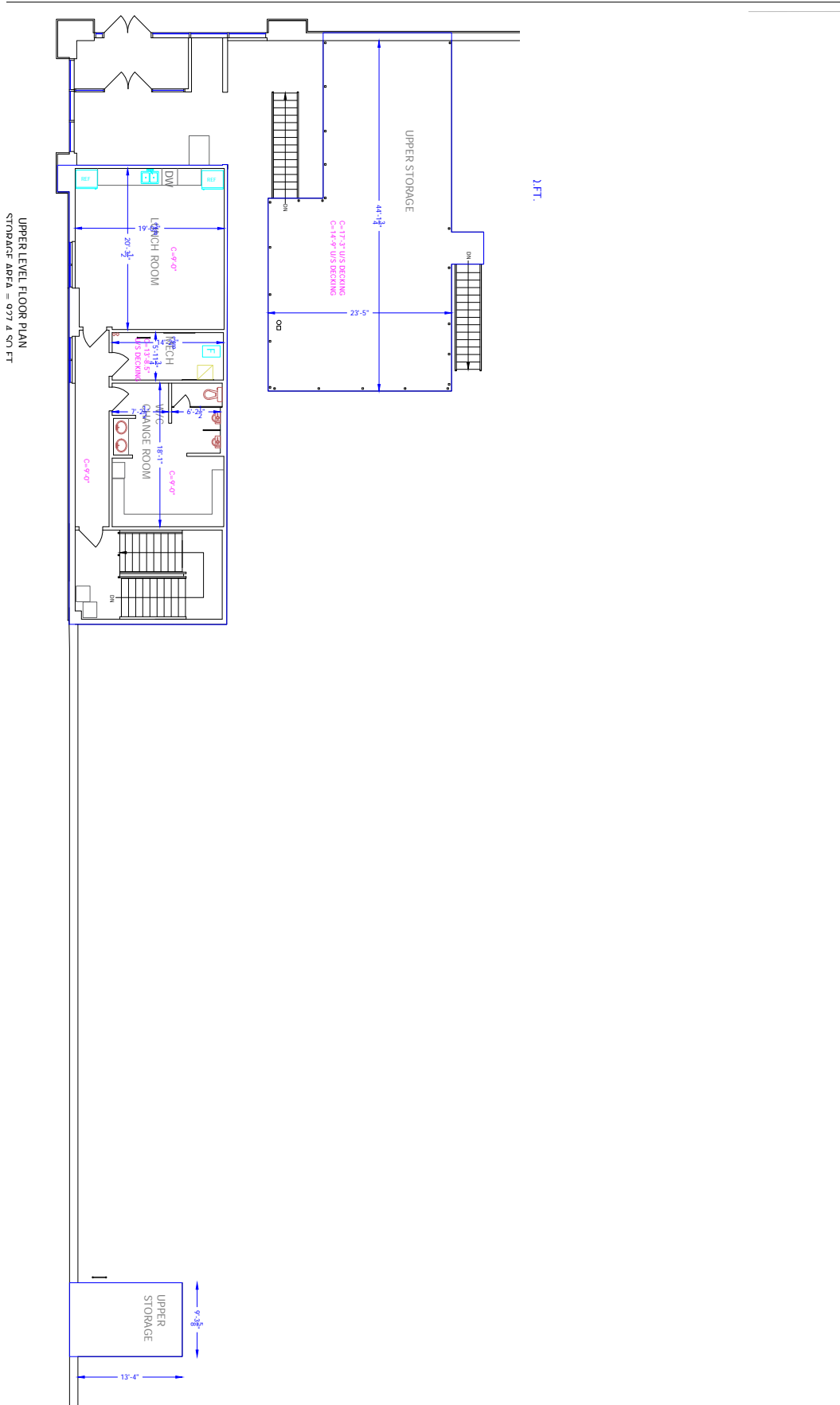
1 - 16,200 CFM Unit
1 - 9,500 CFM Unit

SPRINKLERS:

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



SECOND FLOOR PLAN



SITE PLAN

61 AVENUE SE



PARKING

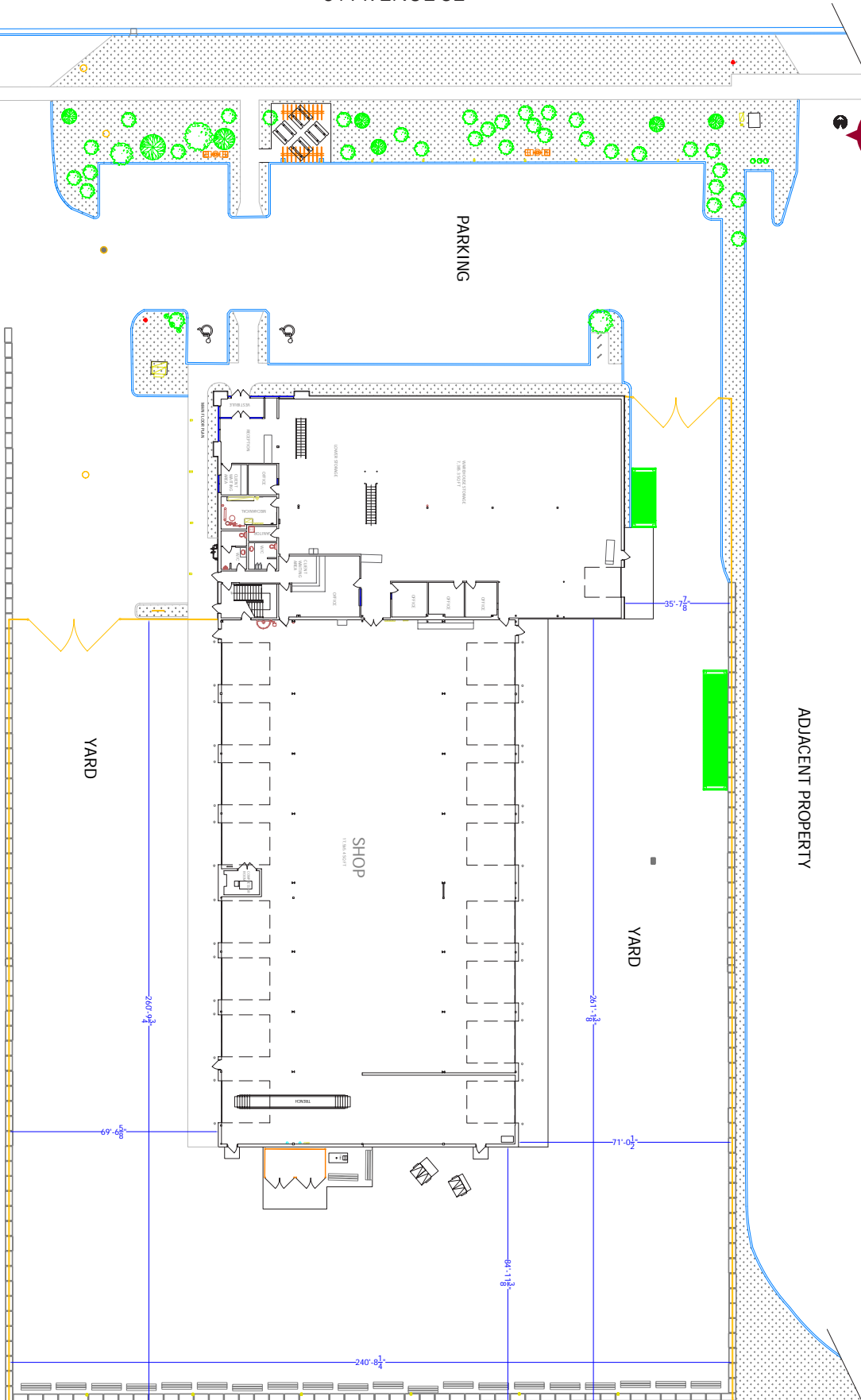
ADJACENT PROPERTY

YARD

SHOP

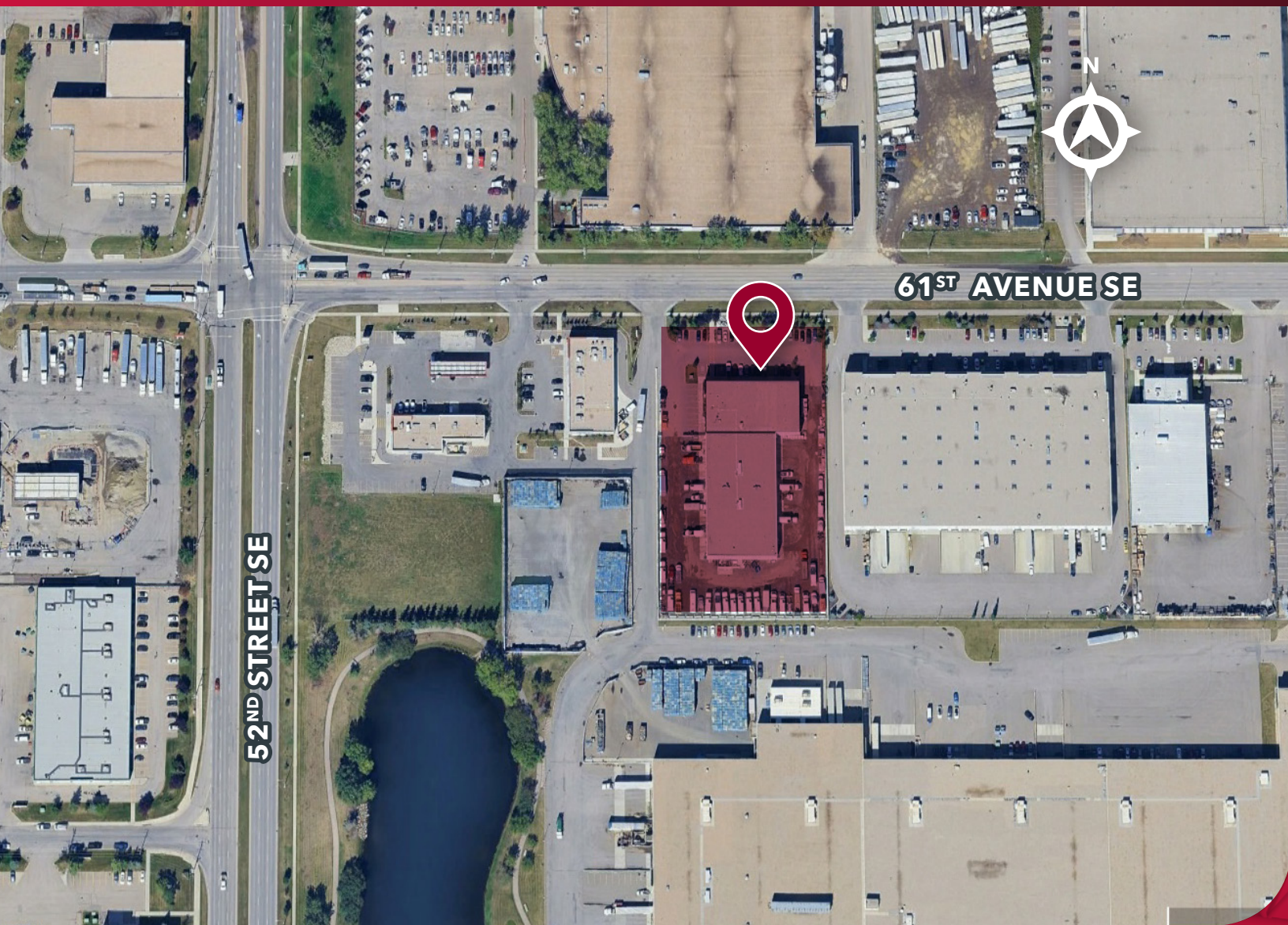
YARD

ADJACENT PROPERTY





LOCATION



CONTACT US



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