

DOUGLASGLEN INDUSTRIAL
// 2,261 SF

FOR SUBLEASE

2850 107 Avenue SE, Unit 106, Calgary, AB



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PROPERTY HIGHLIGHTS // 2850 107 Avenue SE, Unit 106



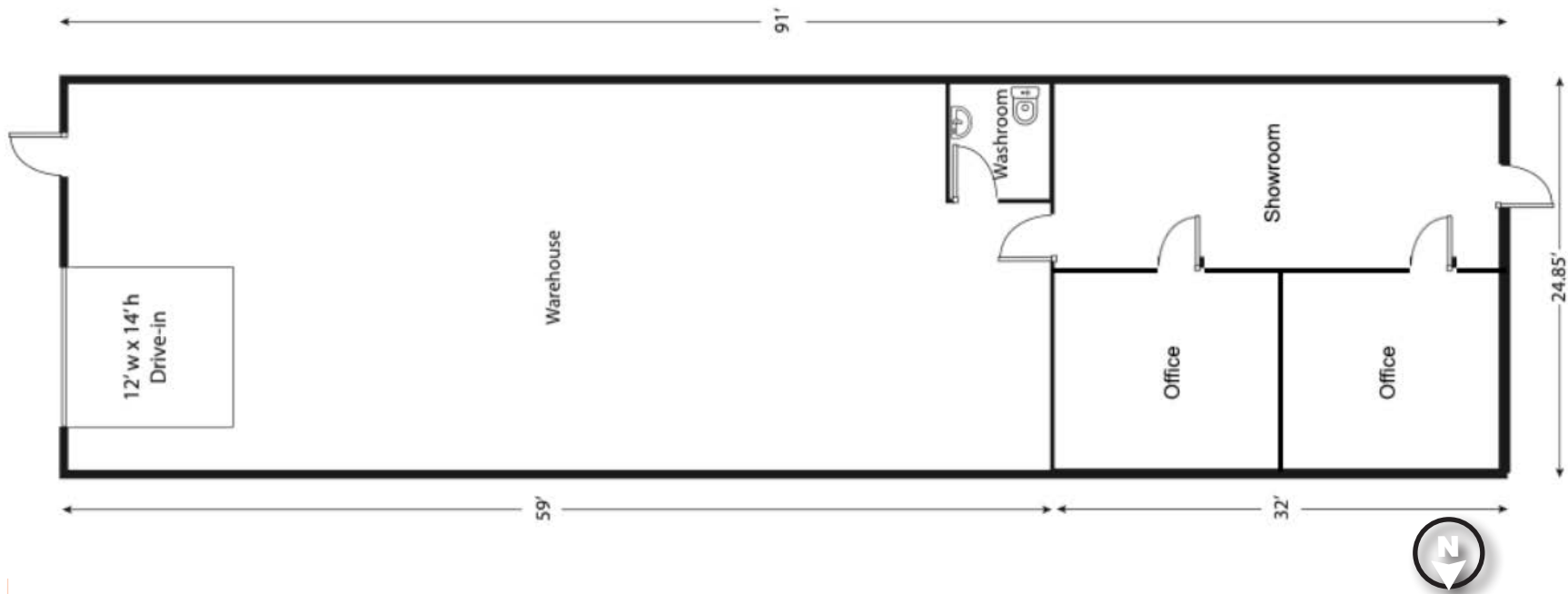
PROPERTY OVERVIEW

- Layout includes reception, showroom, two (2) private offices, washroom and warehouse
- Two (2) unassigned parking stalls
- Recent upgrades include new vinyl floors, paint, and ceiling tiles
- Various amenities in the surrounding area
- Close proximity to Barlow Trail SE, Deerfoot Trail SE, and 114th Avenue SE
- Does not accommodate 40' containers
- No automotive uses permitted

District:	Douglasglen Industrial	
Zoning:	I-G (Industrial General)	
Size:	Office Area:	700 SF
	Warehouse:	<u>1,561 SF</u>
	Total:	2,261 SF
Clear Height:	24' (TBV)	
Loading:	1 Drive-in (12'w x 14'h)	
Power:	100 Amps (TBV)	
Sublease Rates:	Starting at \$15.50 PSF	
Operating Costs:	\$9.48 PSF (est. 2026)	
Availability:	Negotiable/30 Days Notice	
Sublease Expiry:	March 31, 2028	



FLOOR PLANS // 2850 107 Avenue SE, Unit 106



Office Area: 700 SF
Warehouse: 1,561 SF
Total Area: 2,261 SF

LOCATION



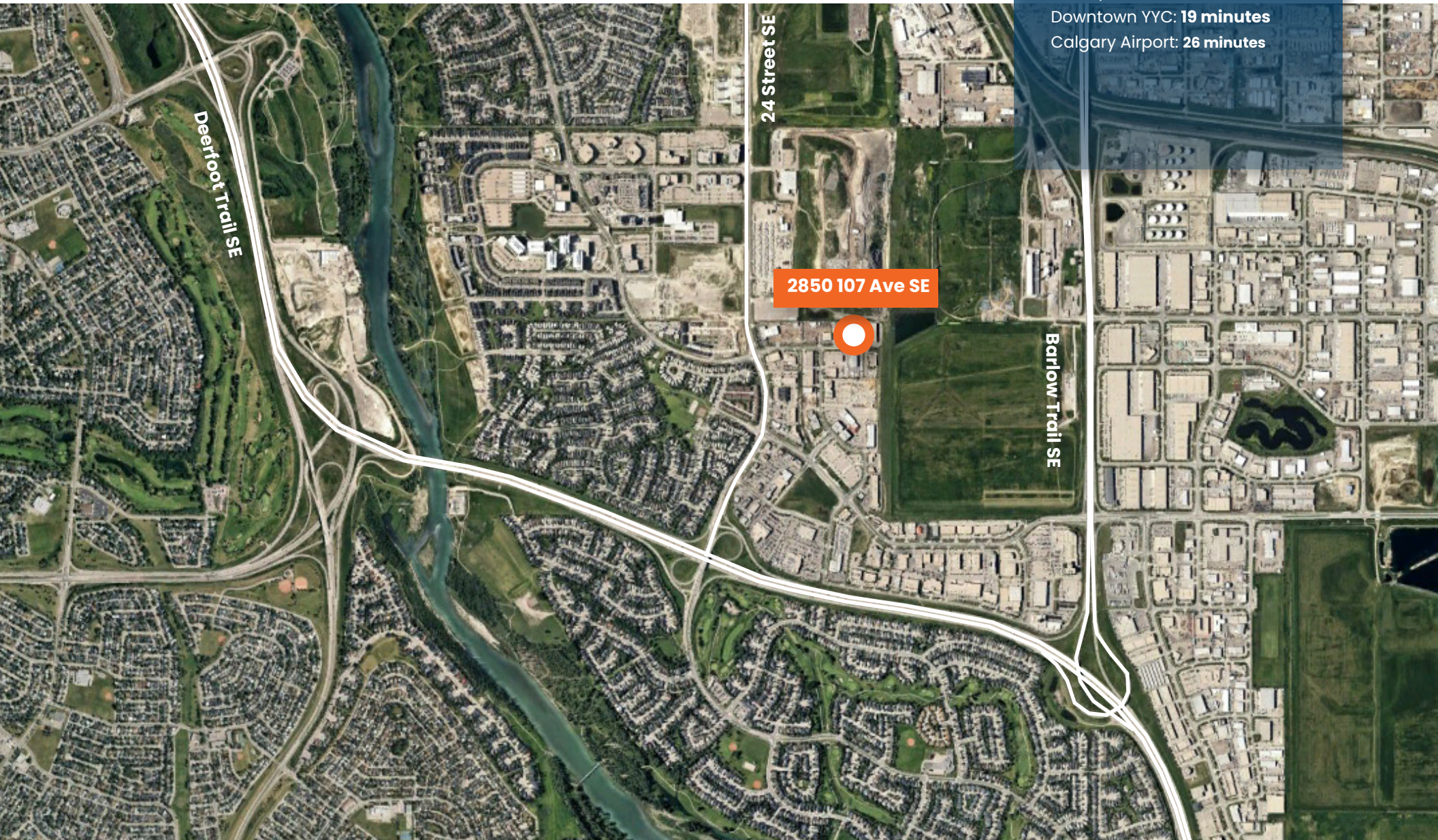
Drive Times:

Deerfoot Trail SE: **3 minutes**

Stoney Trail: **10 minutes**

Downtown YYC: **19 minutes**

Calgary Airport: **26 minutes**





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