


The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text, there are three horizontal stripes in yellow, red, and blue from top to bottom.The main image shows the exterior of a modern, single-story office/warehouse building. The building has a white lower section and a dark grey upper section with horizontal siding. A blue rectangular box highlights a specific unit, Unit G, which is located between two other units, H and F. In front of the building is a paved parking lot with several cars parked. The sky is clear and blue.

908 - 53<sup>rd</sup> Avenue NE, Unit G

2,986 SF office/warehouse  
space for lease

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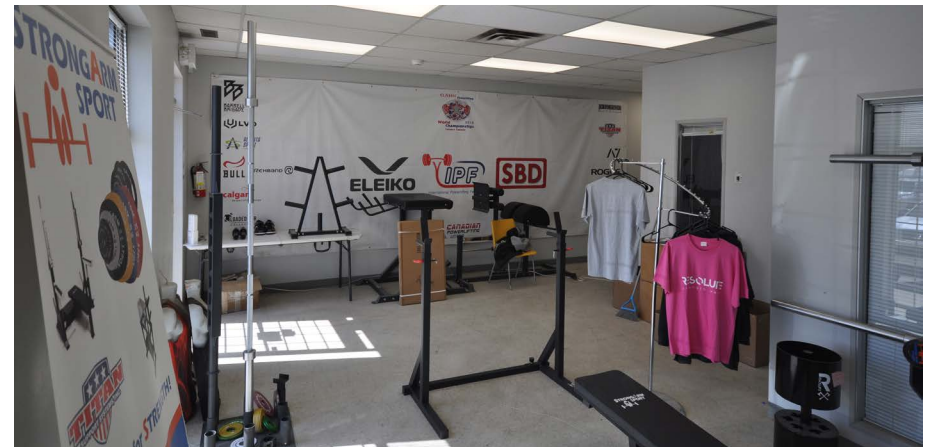
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# Property Details

<b>District</b>	Skyline East
<b>Zoning</b>	Industrial General (I-G)
<b>Total Area</b>	±2,986 SF
<b>Clear Height</b>	16' Clear
<b>Loading</b>	1 (8' x 10') Dock Door
<b>Power</b>	100 Amp, 120/208 Volt, 3-Phase (TBV)
<b>Lighting</b>	LED
<b>Op Costs (2026)</b>	\$7.22 PSF
<b>Lease Rate</b>	Market
<b>Available</b>	Negotiable



## Property Highlights

- Dock loading bay with approximately 80' of loading depth
- Close proximity to Calgary Airport
- Conveniently located with easy access to McKnight Blvd and Deerfoot Trail



**Colliers**

64<sup>th</sup> Avenue NE

Deerfoot Trail

McKnight Blvd NE

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