



For Sale

- 50,200 s.f. stand-alone building on 1.97 acres
- Dock and drive-in loading with 53' trailer access
- Great location in the south central market
- Direct access to Blackfoot Trail, Deerfoot Trail and Glenmore Trail SE
- \$5,750,000.00 sale price (\$114.54 per s.f.)

5855 - 11 Street SE
Calgary, Alberta

Marshall Toner

+1 403 456 2214

marshall.toner@am.jll.com

Ryan Haney

+1 403 456 2221

ryan.haney@am.jll.com

Chris Saunders

+1 403 456 2218

chris.saunders@am.jll.com

Carey Koroluk

+1 403 456 2346

carey.koroluk@am.jll.com

Austin Smith

+1 403 456 2197

austin.smith@am.jll.com

Property Information

Address: 5855 - 11 Street SE

District: Riverview

Zoning: I-G (Industrial-General)

Square Feet: Office (over 2 floors): ± 4,200 s.f.
Warehouse: ± 46,000 s.f.
Total: 50,200 s.f.

Loading: 4 (8' x 10') dock doors
1 (16' x 18') ramped drive-in door

Power: 1,200 amps @ 347/600 volts (TBV)

Ceiling Height: 16' clear

Op. Costs (2020): \$2.79 per s.f.

Property Taxes (2020): \$94,800

Sale Price: \$5,750,000.00 (\$114.54 per s.f.)



Floor Plan

