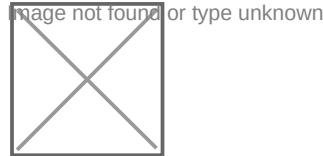


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

UNIT 7, 5935 35 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
31631

MLS ID:
A2246731

\$13.50



 **JASON NATALE**

 CDN Global Advisors Ltd.
 403-531-4336

 Unit 7, 5935 35 Street SE, Calgary , Alberta T2C 2G3

Transaction Type For Lease	Days On Market 104	Lease Amount 13.50
Lease Frequency Annually	Subdivision Foothills	Year Built 1979
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 1501.00	Building Area (Sq. M.) 139.45	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

Available for Sublease, Unit 7 at 5935 35 Street SE offers 1,501 square feet of functional industrial space in Calgary's Foothills Industrial Park. The unit features one front-loading grade-level drive-in door, a private office, and a bonus mezzanine. With 19' clear height (TBV), 100-amp power supply (TBV), and I-G zoning, it is well-suited for a range of light industrial users. The space includes 161 SF of office and 1,340 SF of warehouse, and is available on a negotiable basis with the sublease term expiring January 31, 2030. Strategically located with quick access to Barlow Trail, Glenmore Trail, Piegan Trail, 52nd Street, and Deerfoot Trail, the property offers excellent connectivity for distribution and logistics. Operating costs are estimated at \$9.56 PSF (2025). Automotive uses are prohibited.

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