

# FOR SUBLEASE

## INDUSTRIAL | OFFICE | SHOP | YARD

### 5401 - 53rd Street SE, Calgary, AB

51 Ave SE



52nd Street SE  
52nd Street SE

#### BUILDING AREA:

Office: 3,000 square feet  
Warehouse: 3,000 square feet  
TOTAL: 6,000 square feet

#### SITE SIZE

2.39 acres

#### NET SUBLEASE RATE:

\$25.00 psf per annum

#### OPERATING COSTS:

Tenant Managed

#### PROPERTY TAX:

\$27,516.06 (for 2014)

#### AVAILABLE:

Immediately



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[WWW.BARCLAYSTREET.COM](http://WWW.BARCLAYSTREET.COM)

Bay 117, 4950 - 106th Avenue SE, Calgary, AB T2C 5E9

# BUILDING INFORMATION

**TERM:**  
September 30th, 2017

**DISTRICT:**  
Starfield

**ZONING:**  
I-G (Industrial General)

**LOADING:**  
3 - 14' x 14' drive-in doors

**CEILING HEIGHT:**  
16'10" clear

**YEAR BUILT:**  
1997

**LIGHTING:**  
Metal halide

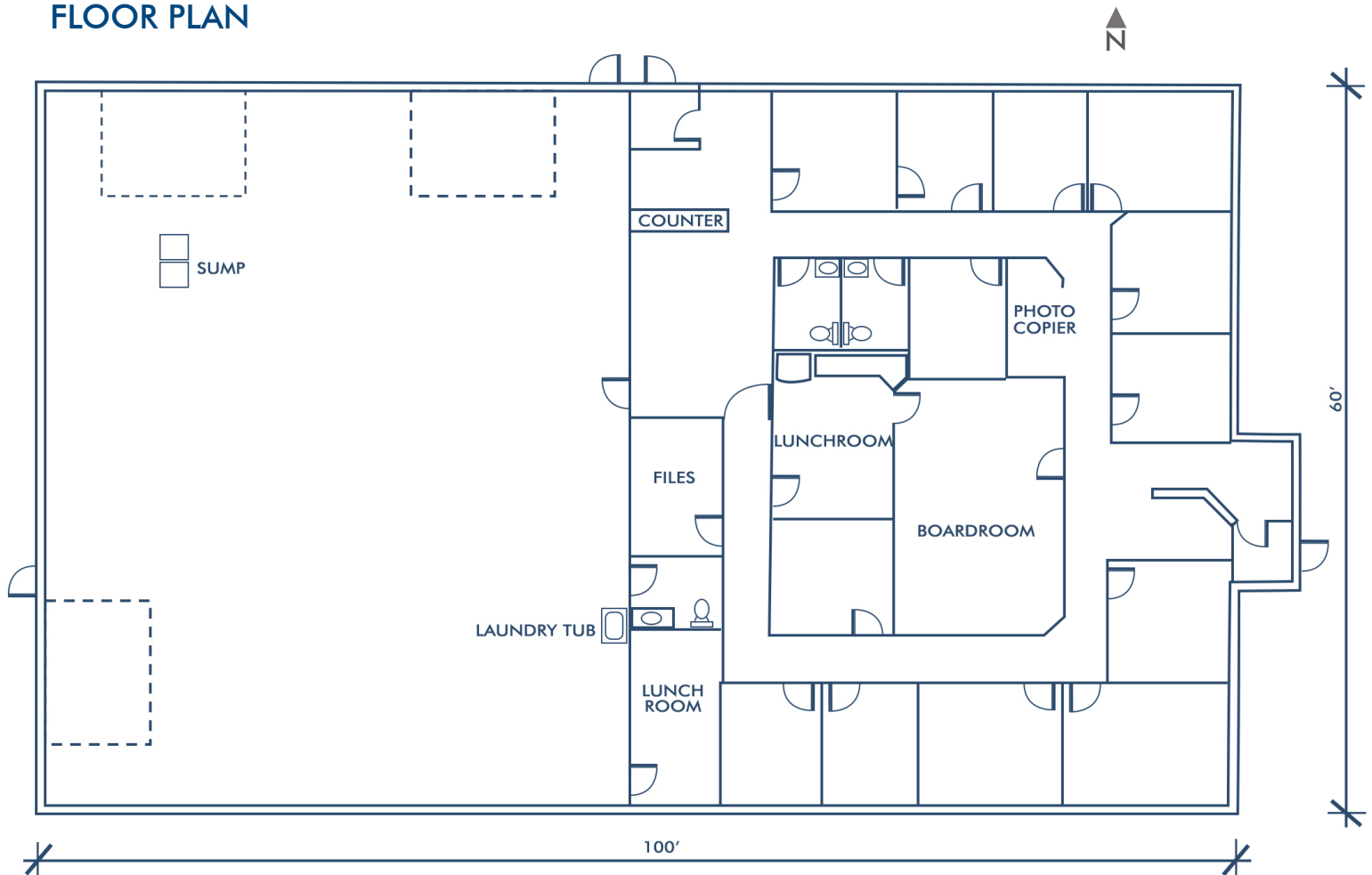
**POWER:**  
400 amp, 120/208 volt, 3 phase

**HEATING/HVAC:**  
Radiant heaters  
Air exhaust in shop

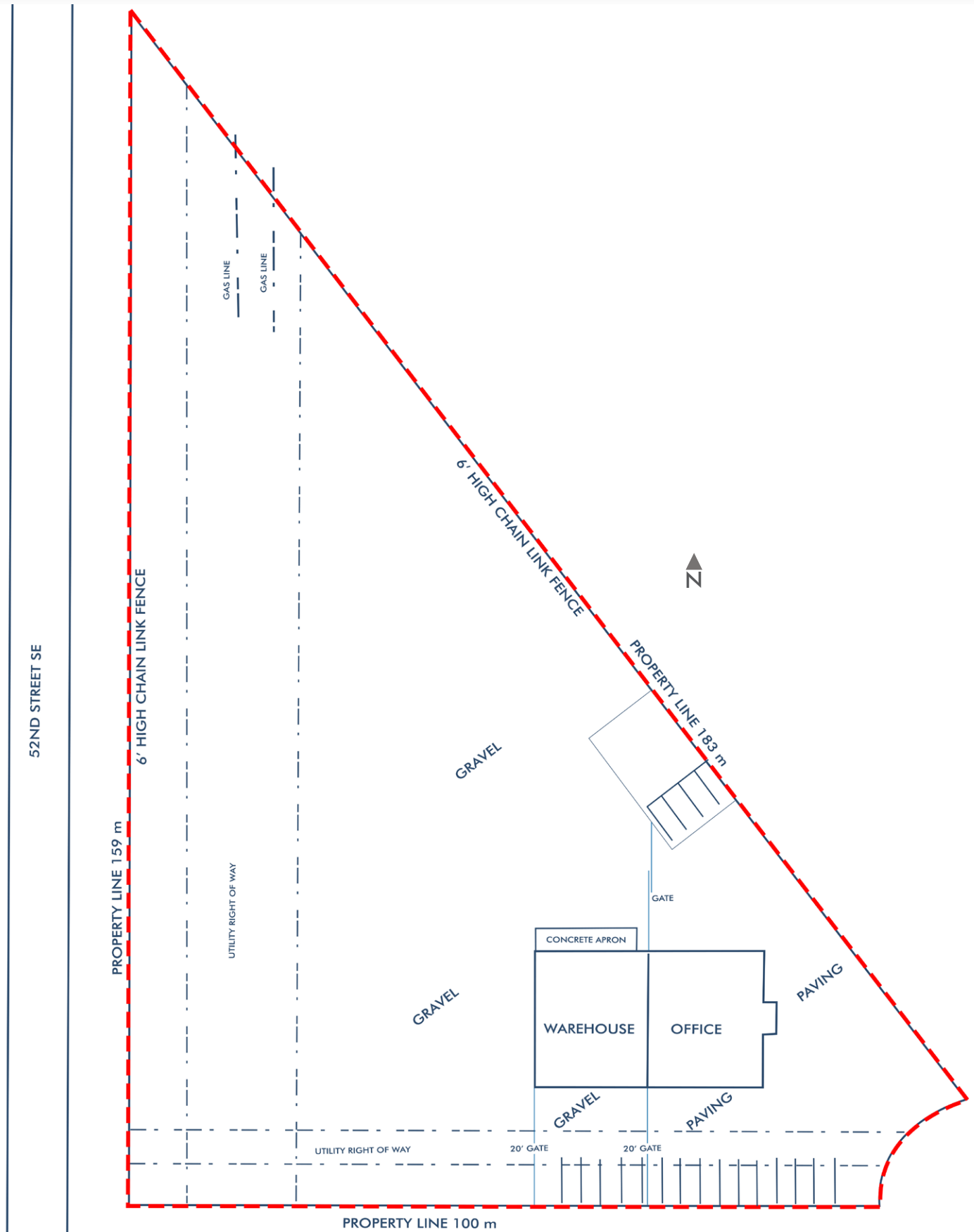
**OFFICE:**  
Pick up counter  
Lunchroom  
13 offices  
Boardroom  
2 washrooms

**COMMENTS:**  
1 sump  
Shop washroom  
Shaw data service

## FLOOR PLAN



# SITE PLAN





# LOCATION



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



**LOCAL  
EXPERTISE  
MATTERS**

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:  
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