

4,316 sf

Unit 146 (main fl.)

3,870.5 sf

Unit 142R (main fl.)

10,777 sf

Unit 120 (main fl.) C/L

8,186.5 sf

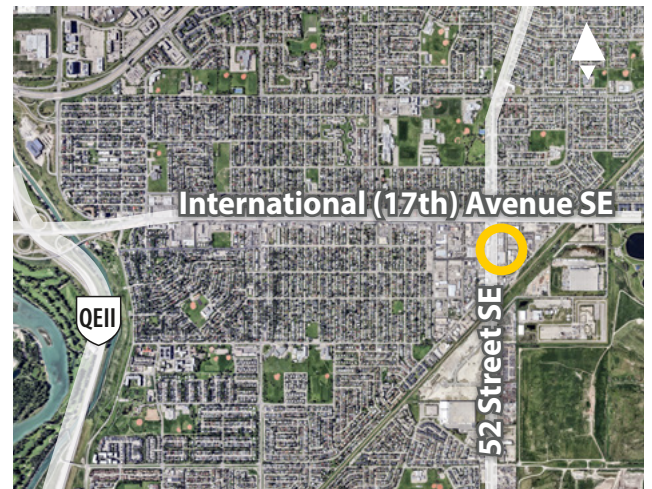


RETAIL SHOWROOM/WAREHOUSE FOR LEASE

Clayburn Centre

1830 52nd Street SE, Calgary

- » High-traffic location in SE Calgary
- » Only half-block from International Avenue



Darren Abrahamson, SR. ASSOCIATE

c: 403-813-7758 • d: 403-294-7156 • dabrahamson@barclaystreet.com

Luke Stiles, SR. ASSOCIATE

c: 403-681-7810 • d: 587-393-9343 • lstiles@barclaystreet.com

Ryan McBride, ASSOCIATE

c: 403-875-1042 • d: 403-294-7182 • rmcbride@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS

LEASE INFORMATION

ADDRESS: 1830 52nd Street SE, Calgary

ZONING: C-Cor3

USES: Retail, industrial, showroom, office, flex.

TERM: Flexible

AVAILABLE FOR LEASE:

- 4,316 sq. ft. – Unit 146 (Warehouse+Showroom).
Contiguous to 8,186.5 sq. ft. with Unit 142R

AVAILABILITY: Immediate

CEILING HEIGHT: 20' (TBV)

LOADING: 1 x 14' drive-in

HEATING/HVAC:

- » HVAC in showroom.
- » Overhead gas-fired heater unit in the warehouse.

SUMP: Yes

COMMENTS:

- » Potential for secured yard directly behind the unit.

- 3,870.5 sq. ft. – Unit 142R (Warehouse).
Contiguous to 8,186.5 sq. ft. with Unit 146

AVAILABILITY: July 2025

CEILING HEIGHT: 20' (TBV)

LOADING: 1 x 14' and 1 x 16' drive-in

HEATING:

- » Overhead gas-fired heater unit

POWER: Ample

SUMP: Yes

- 10,777 sq. ft. – Unit 120 (Warehouse+Flex)

AVAILABILITY: Immediate **C/L**

CEILING HEIGHT:

Currently 12' (T-bar removable, up to 20')

LOADING: 1 x 12' drive-in

HEATING/HVAC:

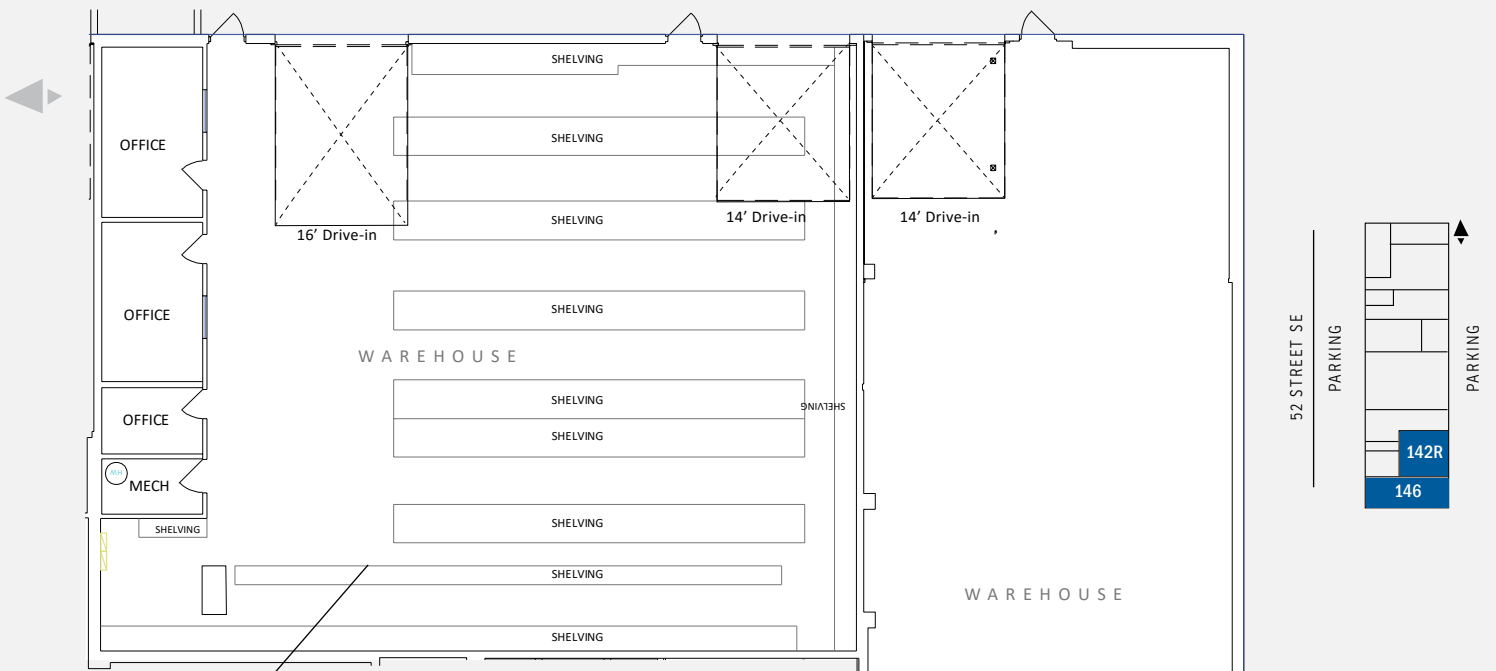
- » HVAC in flex space.
- » Overhead gas-fired heater unit in the warehouse.

OP. COSTS & TAXES:

\$6.97 per sq. ft. (includes water)

NET RENT: Market rate

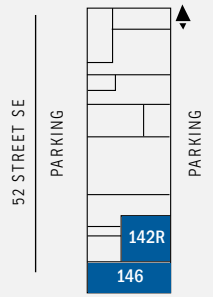




UNIT 142R
3,870.5 SQ.FT.

UNIT 146
4,316 SQ.FT.

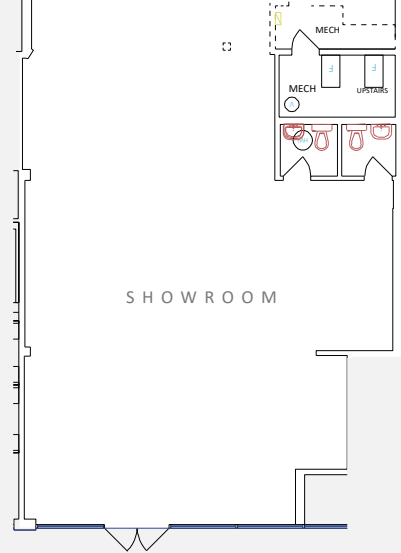
CONTIGUOUS **8,186.5** SF

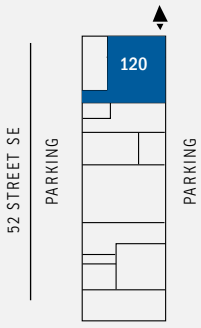


UNIT 142R



UNIT 146

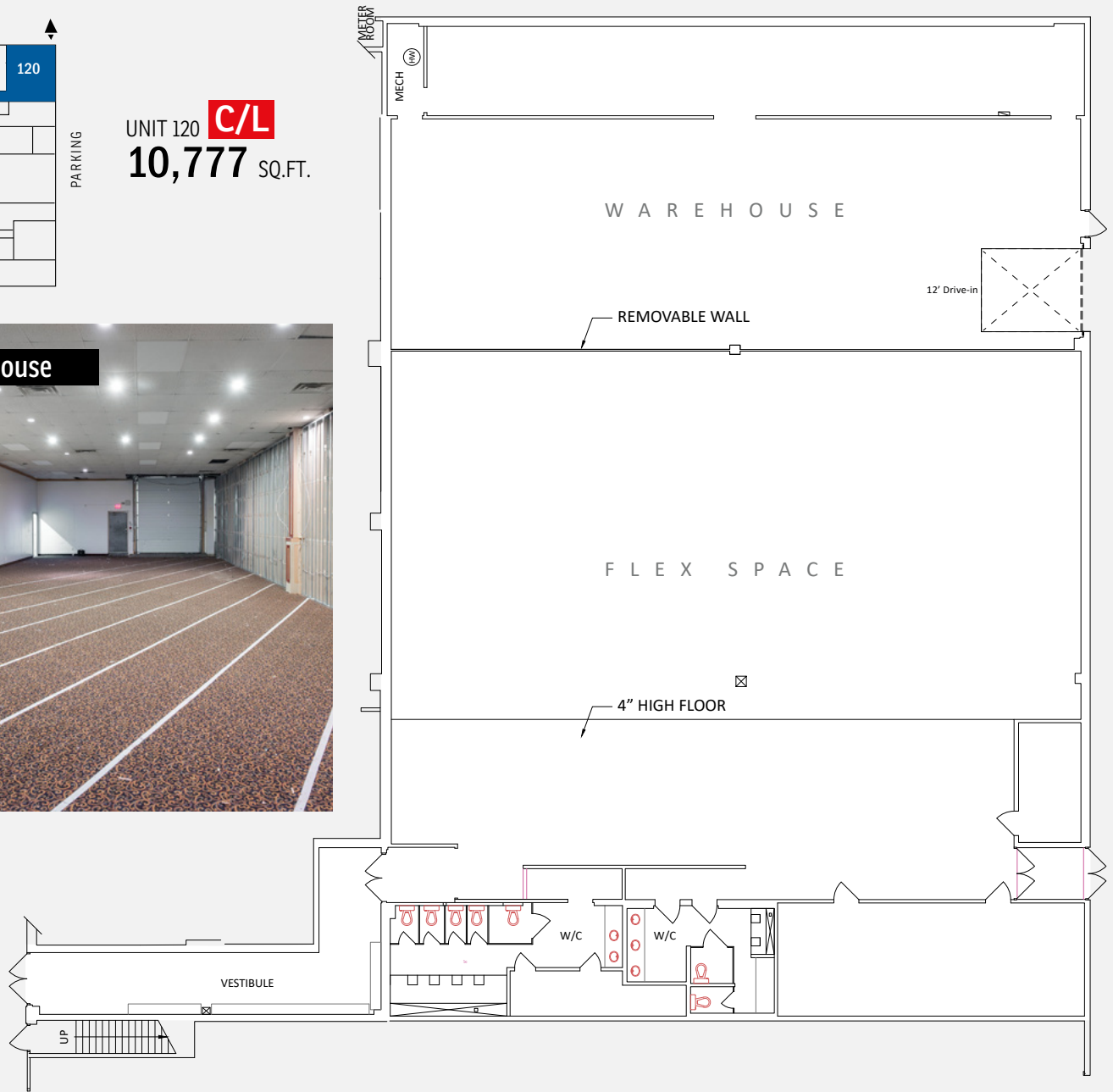




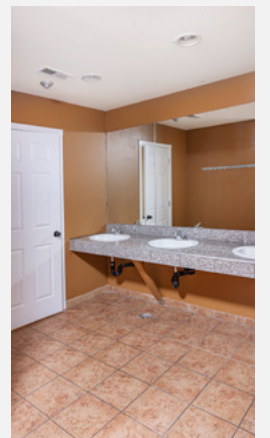
UNIT 120 **C/L**
10,777 SQ.FT.



Warehouse



Flex Space



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.

Copyright © 2025 Barclay Street Real Estate Ltd. All rights reserved.



LOCAL EXPERTISE MATTERS