

TWO-BUILDING OFFICE COMPLEX FOR SALE

1111 and 1115 57 Avenue NE
Calgary

**FULLY
LEASED**



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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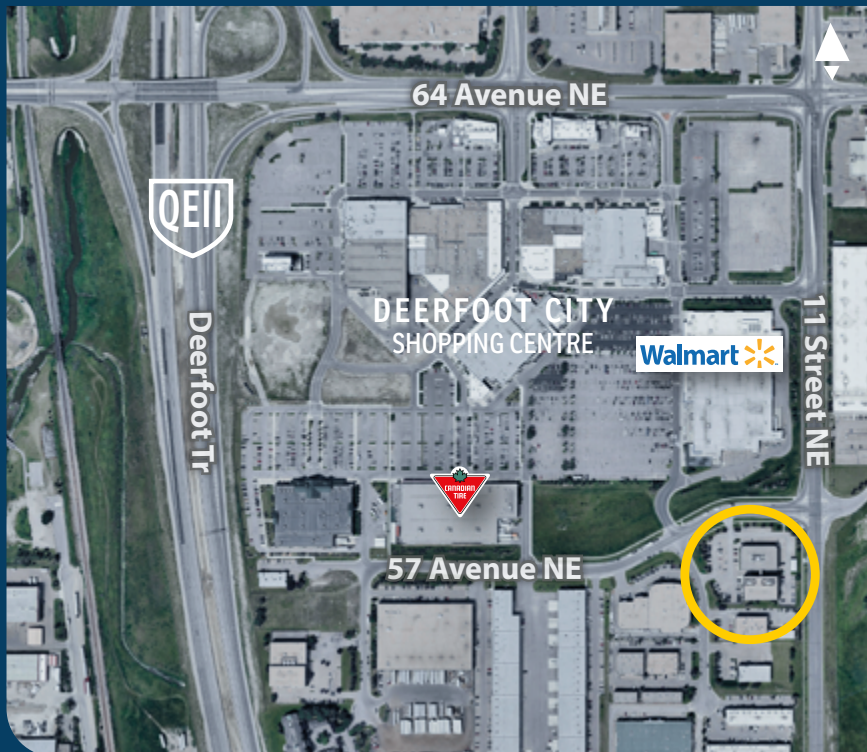
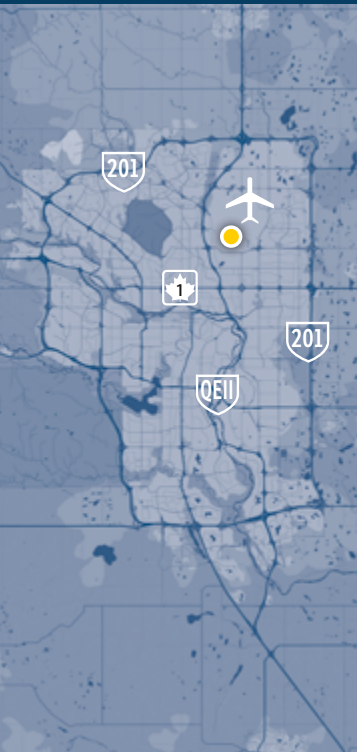
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WORLDWIDE
REAL ESTATE SERVICES

LOCAL
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MATTERS



ESTABLISHED TWO-BUILDING OFFICE COMPLEX

This fully leased, two-building complex offers stable occupancy, anchored in part by an institutional tenant, Canadian Food Inspection Agency (CFIA), providing long-term credibility and tenancy strength.



ACCESSIBILITY & LOCAL AMENITIES

Ideally situated next to Deerfoot City, the property offers immediate access to a wide range of retail, dining, and everyday conveniences.

Excellent connectivity to Deerfoot Trail and major arterials ensures efficient access for both employees and clients.



1111 57 Avenue NE

1115 57 Avenue NE

PROPERTY INFORMATION

MUNICIPAL ADDRESS:

1111 and 1115 57 Avenue NE, Calgary

LEGAL: Plan: 9813342; Block: 6; Lot: 7

LAND USE: I-C (Industrial – Commercial)

BUILDINGS AREAS:

1111 57 Avenue NE – 25,727 sq. ft. (over 2 floors)

1115 57 Avenue NE – 29,191 sq. ft. (over 3 floors)

TOTAL: 54,918 sq. ft.

NUMBER OF SUITES:

1111 57 Avenue NE – 7 suites ranging from 810 to 12,460 sq. ft. plus 307 sq. ft. 1111P Management Office

1115 57 Avenue NE – 1 suite (29,191 sq. ft.)

TOTAL: 54,918 sq. ft.

SITE AREA: 2.67 acres

YEAR BUILT: 2002/2008

PARKING: Surface plus detached heated 4-car garage

COMMENTS:

- » 2 points of access;
- » Detached heated 4-car garage – can be leased for additional revenue;
- » Buildings are connected via above-the-ground pedestrian bridge;
- » Portion of the second floor at 1111 57 Avenue NE was completely rebuilt and renovated in 2026.

FINANCIAL INFORMATION

TENANCY:

1111 57 Avenue NE – fully leased to 7 tenants.

1115 57 Avenue NE – fully leased to 1 tenant.

2025 PROPERTY TAXES: \$125,296.16

PRICE: \$12,250,000



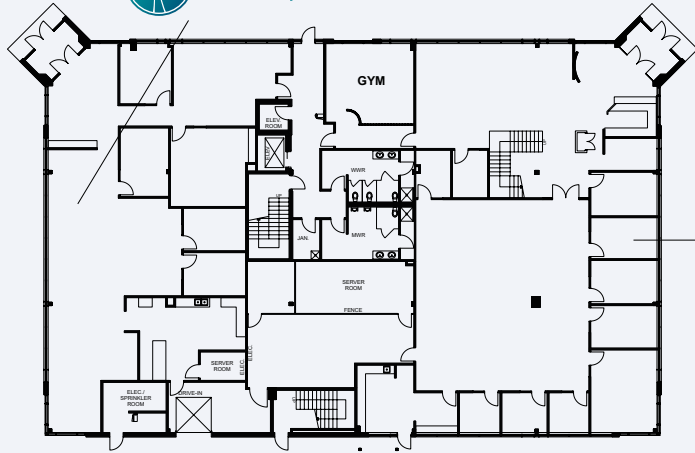
2026 RENOVATION & REPOSITIONING

A 2026 renovation included the redesign and rebuilding of part of the second floor at 1111 57 Avenue NE to accommodate multiple tenants, significantly expanding leasing flexibility, broadening the tenant pool, and enhancing overall income potential.





Confederation Park
55+ Activity Centre



ABSA

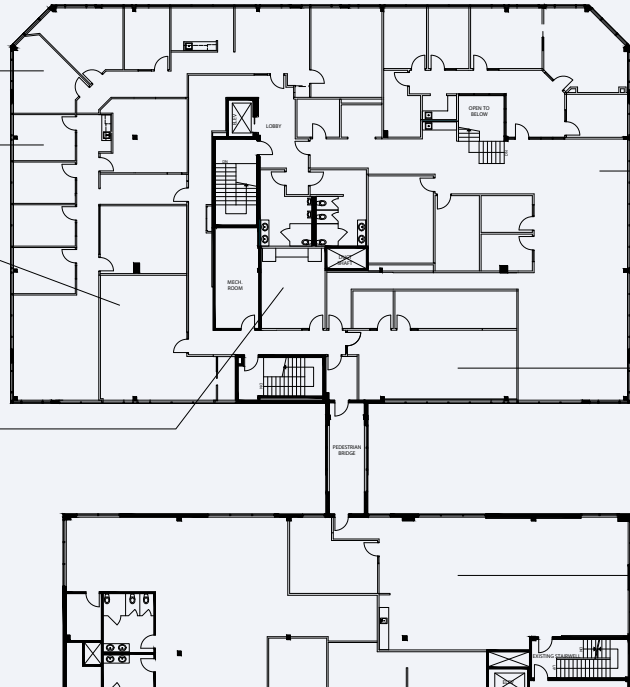
MAIN FLOOR

MICA

OpenCycle

GLOBE HOTELWARE AGENCY

1111P Management Office



ABSA

LOLLIPOP
SIGNING
MOVING PRODUCTS

Symboticware

2ND FLOOR



NO FLOORPLAN AVAILABLE
FOR 1115 57 AVENUE NE

Leased to  Canadian Food Inspection Agency

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