Demisable

16,177 sf

Unit 165/175

UNCONDITIONALLY SOLD

INDUSTRIAL CONDO (SHELL UNIT) IN EAST LAKE FOR SALE

Apex at East Lake – Bldg B

5250 110th Avenue SE, Calgary

- 2 (12'x14') drive-in
- 3 (9'x10') dock
- 400A, 347/600V

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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DEVELOPED BY Beedie

The building offers modern construction standards, functional design, and long-term operational reliability.

FUNCTIONAL BUILDING FEATURES

The property features 26' (clear) ceiling, substantial power capacity, multiple dock and grade loading doors, and a concrete mezzanine, providing operational flexibility for warehouse, distribution, manufacturing, and service-industrial uses.

ESTABLISHED LOCATION

Located on 52 Street SE and only one block north of 114 Avenue SE, the property offers efficient access throughout Calgary's southeast industrial corridor. Nearby connections to Barlow Trail, Deerfoot Trail, and Stoney Trail support efficient access throughout the city and regional transportation network.

PROPERTY INFORMATION

ADDRESS: 5250 110th Avenue SE, Calgary

DISTRICT: East Lake Industrial

ZONING: I-G, Industrial General

AVAILABLE FOR SALE:

7,256 sq. ft.	– warehouse	**UNIT 165**
1,563 sq. ft.	– mezzanine	Total 8,819 sq. ft.
6,074 sq. ft.	– warehouse	**UNIT 175**
1,284 sq. ft.	– mezzanine	Total 7,358 sq. ft.

Video Tour

TOTAL: 16,177 sq. ft.

» Shell unit condition.
» Mezzanine – structural steel with concrete floor

FLOOR LOAD: 500 lbs/sq. ft. (warehouse)

CEILING HEIGHT: 26' (clear, TBV)

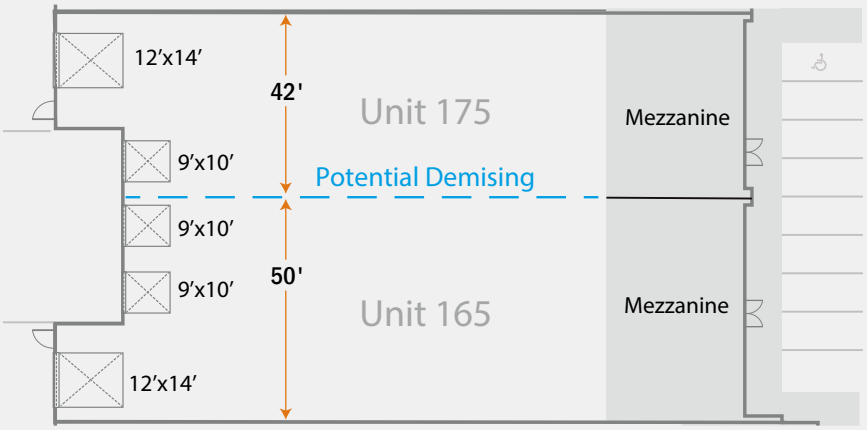
LOADING:
» 2 (12'w x 14'h) grade,
» 3 (9'w x 10'h) dock

POWER: 400A, 347/600V

HEATING: 4 gas-fired unit heaters

PARKING: 14 assigned surface stalls

FEATURES:
» ESFR sprinkler system;
» High efficiency LED fixtures;
» All docks have auto levelers;
» Ceiling fans;
» Skylights;
» Double row parking.



FINANCIAL INFORMATION

AVAILABILITY: Immediate

CONDO FEES (2026): $2,039.30 / mo

PROPERTY TAXES: $80,765.83 (2026)

PRICE: $4,750,000. Units can be sold separately (Unit #165 - $2,589,500 and Unit #175 - $2,160,500)

UNCONDITIONALLY SOLD

OWN vs LEASE ANALYSIS

	OWN	LEASE
Area	16,177 sq. ft.	16,177 sq. ft.
Purchase price / Lease rate	$4,750,000	$15.00 / sq. ft.
Down payment (20%)	$950,000	$0
Amount financed	$3,800,000	N/A
Monthly payment	$22,183	$20,221
Payments over 5 years	$1,330,980	$1,213,260
Principal paydown	$678,960	$0
Appreciation gain (3% annually)	$745,306	$0
Equity built	**$1,424,266**	**$0**

At $4.75M the monthly ownership cost exceeds leasing by roughly $1,962/mo. However the equity return of $1,424,266 over five years means the buyer is effectively earning back $1.07 for every $1.00 of payment premium paid over leasing.

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