



**Bay 26, 5555 51 Avenue SE | Calgary AB**  
End Unit Industrial Condo

**THE OFFERING**

- » Rare end unit industrial condo located in Foothills Industrial Park.
- » Prime industrial location with great connectivity and proximity to major transportation arteries like Stoney Trail, Peigan Trail, and 50 Avenue SE.
- » This unit offers excellent accessibility and functionality for a variety of industrial needs.
- » Ample space at the rear, providing easy access for seacan and 52-foot trailers to maneuver and back in efficiently.



**SPACE DETAILS**

<b>Total Unit Size</b>	6,000 SF
Warehouse Area	4,700 SF ±
Mezzanine / Office / Storage Area	1,300 SF ±
Property Taxes	\$23,751.57 (2024)
Condo Fees	\$1,123.98 (Month)
Operating Cost	\$6.51 (TBV)
Power	200 Amp/208 Volt 3 Phase
Loading	2 Drive-In Doors 12' x 16'
Ceiling Height	24'
Heating Warehouse	Overhead heater
Heating Mezzanine/office area	5 tonne roof unit
Parking	8 Assigned front stalls
District	Foothills Industrial Park
Legal Description	Plan 0912454; Unit 7
Zoning	I-G (Industrial General)
Year Built	2009
<b>Sale Price</b>	<b>\$1,375,000</b>
<b>Lease Rate</b>	<b>Market</b>
<b>Included Add Ons*</b>	<b>Racking</b>

**AARON GUNN**  
Senior Associate / Partner  
(403) 200-4026  
agunn@naiadvent.com

**BRIAN WEST**  
Advisor, Senior Associate  
(403) 630-7881  
bwest@naiadvent.com

**TYLER GULUCHE**  
Associate  
(403) 404-8735  
tguluche@naiadvent.com

**CONNOR WEST**  
Associate  
(587)-429-8577  
cwest@naiadvent.com

3633 8 Street SE  
Calgary, AB T2G 3A5  
+1 403 984 9800  
**naiadvent.com**

# FOR SALE OR LEASE

## Industrial Condo Bay

Bay 26, 5555 51 Avenue SE | 6,000 SF ±



**AARON GUNN**

Senior Associate / Partner  
(403) 200-4026  
agunn@naiadvent.com

**BRIAN WEST**

Advisor, Senior Associate  
(403) 630-7881  
bwest@naiadvent.com

**TYLER GULUCHE**

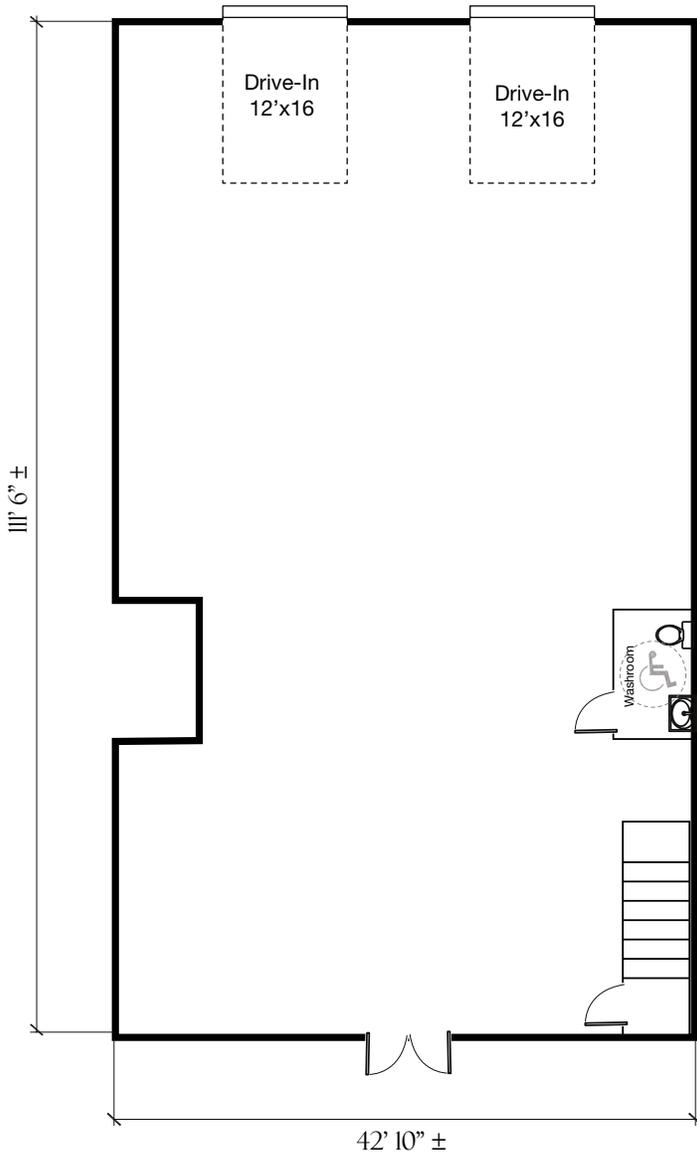
Associate  
(403) 404-8735  
tguluche@naiadvent.com

**CONNOR WEST**

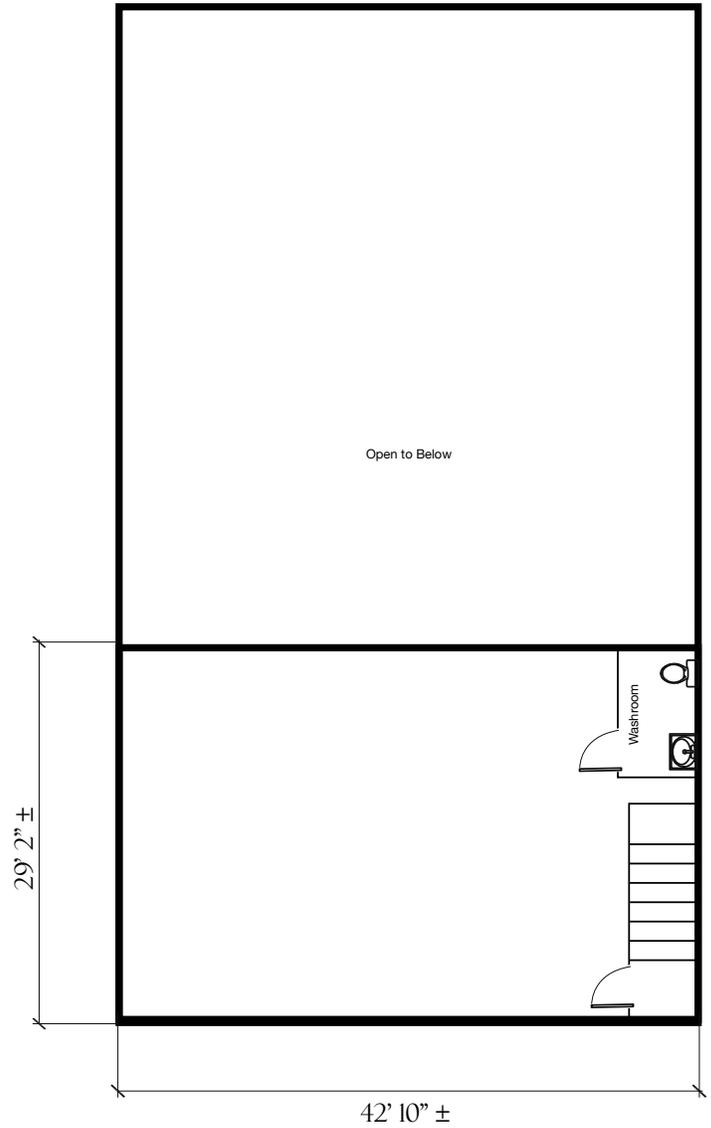
Associate  
(587)-429-8577  
cwest@naiadvent.com

3633 8 Street SE  
Calgary, AB T2G 3A5  
+1 403 984 9800  
[naiadvent.com](http://naiadvent.com)

**MAIN FLOOR PLAN | 4,700 SF +/-**



**2ND FLOOR PLAN | 1,300 SF +/-**



**AARON GUNN**

Senior Associate / Partner  
(403) 200-4026  
agunn@naiadvent.com

**BRIAN WEST**

Advisor, Senior Associate  
(403) 630-7881  
bwest@naiadvent.com

**TYLER GULUCHE**

Associate  
(403) 404-8735  
tguluche@naiadvent.com

**CONNOR WEST**

Associate  
(587)-429-8577  
cwest@naiadvent.com

3633 8 Street SE  
Calgary, AB T2G 3A5  
+1 403 984 9800  
[naiadvent.com](http://naiadvent.com)

# FOR SALE OR LEASE

## Industrial Condo Bay

Bay 26, 5555 51 Avenue SE | 6,000 SF ±

**NAI Advent**  
ADVENT COMMERCIAL REAL ESTATE CORP.



This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Advent Commercial Real Estate Corp. operating as NAI Advent deems reliable, however, Advent Commercial Real Estate Corp. operating as NAI Advent assumes no responsibility for the degree of accuracy of such information, nor does Advent Commercial Real Estate Corp. operating as NAI Advent represent or warrant the information contained herein. Recipients hereof should conduct their own investigations to determine the accuracy of information contained herein. The information contained herein is subject to change without notice. NAI ADVENT. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials at this site is permitted without the written permission of NAI ADVENT unless otherwise specified. A licensed associate of NAI Advent is a Principal of the owner of the property.

3633 8 Street SE  
Calgary, AB T2G 3A5  
+1 403 984 9800  
[naiadvent.com](http://naiadvent.com)