



Prime Industrial Land

Fully Graded and Secure Site Available

OPPORTUNITY SUMMARY

This ±4.69-acre industrial property at 5620 94 Avenue SE offers a rare opportunity in Calgary's Southeast, the city's largest and most active industrial submarket. Strategically located in the South Foothills Industrial Park, the site provides excellent access to major transportation routes including Glenmore Trail, Stoney Trail, and 52nd Street SE. The property is fully graded, secure, and zoned I-G (Industrial General), allowing for a wide range of industrial uses. It features two access points, proximity to logistics hubs like the upcoming 68th Street Logistics Park, and is surrounded by established industrial infrastructure. A clean environmental assessment was recently completed. The existing business and its assets are available for purchase as well, (inquire for more details).

PROPERTY DETAILS

SUBDIVISION	South Foothills
LEGAL ADDRESS	8055AG;1;12
SITE AREA	±4.69 Acres
BUILDING AREA	±4,272 SF (Total Assessable)
TAXES	\$76,836.67 (2025)
ZONING	I-G (Industrial - General)
ASKING PRICE	\$2,600,000
OCCUPANCY	90 Days

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PROPERTY LOCATION



REAL PROPERTY REPORT

