



30, 5381 72 Avenue SE
Calgary, Alberta

MLS # A2295698



\$11 per sq.ft.

Division: Great Plains

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 15,497 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Unique opportunity to sublease a turnkey food distribution facility and to acquire all of the racking and its walk-in freezer. This modern building is located close to Glenmore Trail and Stoney Trail, for quick access to all major thoroughfares. The Net Rent was negotiated in 2024 and is now well below the current market rate for warehouse properties in the SE. The first year's Net Rent is \$11.50 per square foot, followed by 3% annual escalations thereafter. Operating Costs for 2026 are estimated at \$6.65 per square foot. The subtenant must agree to outright purchase or finance the takeover of the racking and the walk-in freezer. Pricing to be discussed directly with interested parties. See listing brochure (link on this page) for additional information and a floor plan.