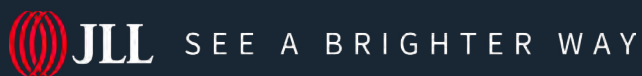


**PRICE REDUCED**



# For Sublease

956 - 72 Avenue NE, Calgary AB

- Clean warehouse space
- Dock Loading
- Close proximity to the Calgary International Airport and Deerfoot Trail

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## Property Details

District: Deerfoot Business Park

Zoning: I-G

Asking Price: ~~\$11.00 psf~~ \$10.00 psf

Op Costs: \$7.24 psf (2024)

Available: April 1st, 2024

Lease Expiry: November 30, 2026

Office: 1,360 sf

Warehouse: 8,308 sf

Total: 9,668 sf

Power: 100 amps, 600 volts (TBV)

Loading: 2 - 9'5" x 9'5" dock doors  
(ability to accommodate 53' trailers)

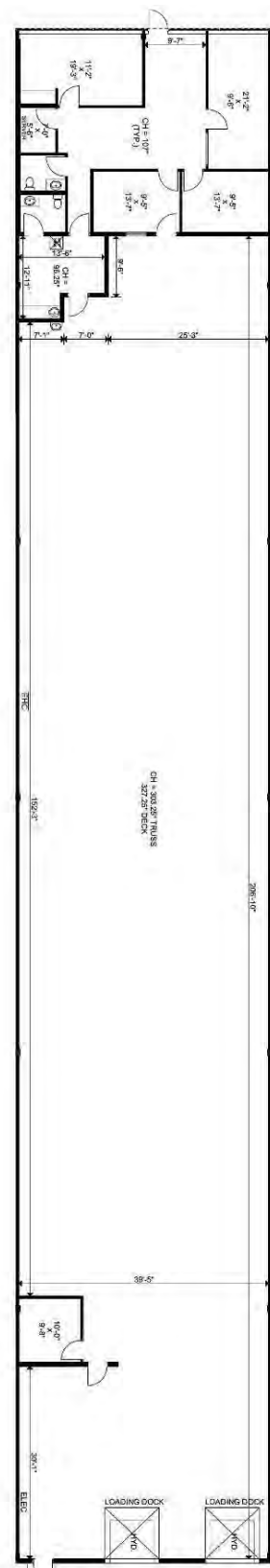
Ceiling Height : 24' clear

Lighting: LED in warehouse

Mechanical: Warehouse: Unit heaters  
Office: Air conditioned

Parking: Double row parking in both front and rear of building

## Floor Plan





# Property Location & Photos







## Contact for more information:

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