



For Sale

5621 - 11 Street NE, Unit 11
Warehouse and Office Space

- +/- 5,453 SF available
- Drive in loading
- Developed office over two floors
- Close Proximity to the Calgary International Airport and Deerfoot City Shopping Centre
- Immediate access to Deerfoot Trail via McKnight Boulevard NE, or 64th Avenue NE



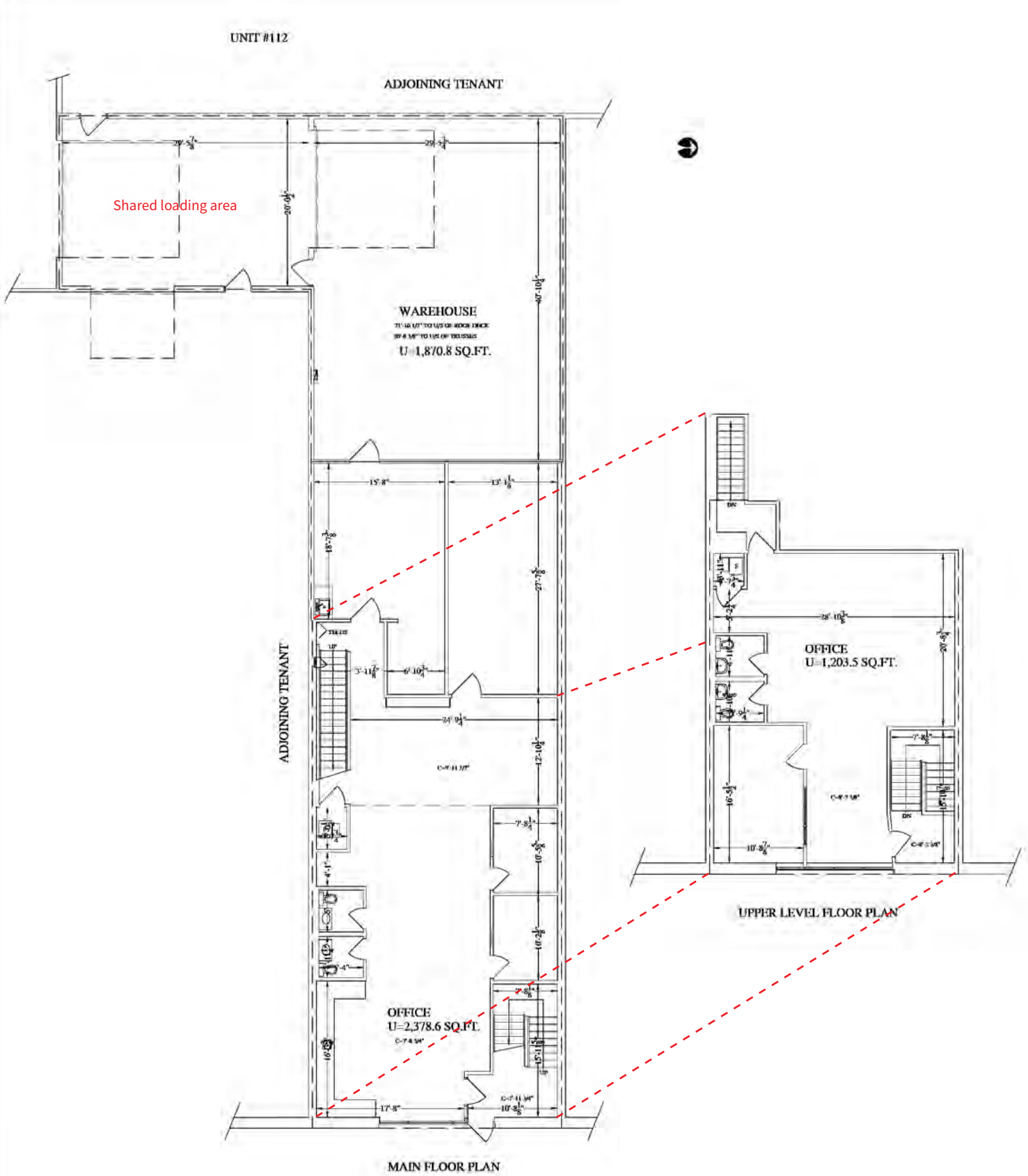
District	Skyline East
Zoning	I-G (Industrial General)
Size	Main floor office: +/- 2,379 s.f. Second floor office: +/- 1,203 s.f. Warehouse: +/- 1,871 s.f. Total: +/- 5,453 sf
Ceiling Height	20' clear
Heating	Rooftop units in office area. Unit heaters in warehouse

Loading	1 Drive-in (14' x 14')
Power	100 Amps (TBV)
Available	Negotiable

Sale Price
\$850,000 / \$156 per sf

Condo Fees (monthly)
\$920.89 (2024 Est.)

Property Tax
\$21,402.94 (2025 Est.)





Major Roads

Trans-Canada Highway → **10 min.**

Deerfoot Trail → **5 min.**

Stoney Trail East → **10 min.**

Destinations

Downtown Calgary → **12 min.**

Calgary International Airport → **12 min.**

Contact us for more information

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