

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: Second floor office Warehouse: Total:	
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

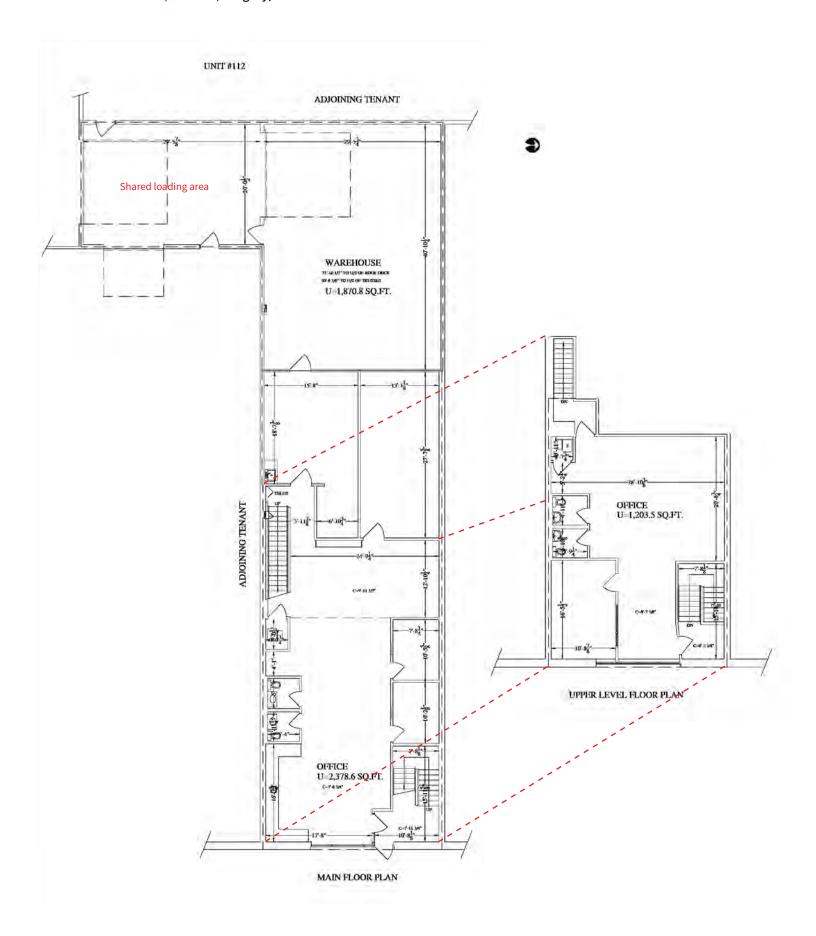
\$850,000 / \$156 per sf

Condo Fees (monthly)

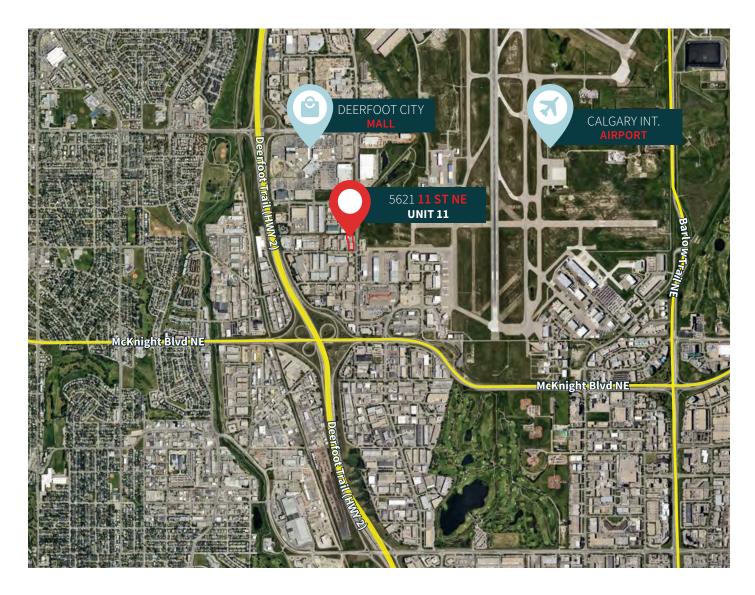
\$920.89 (2024 Est.)

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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