



For Sale

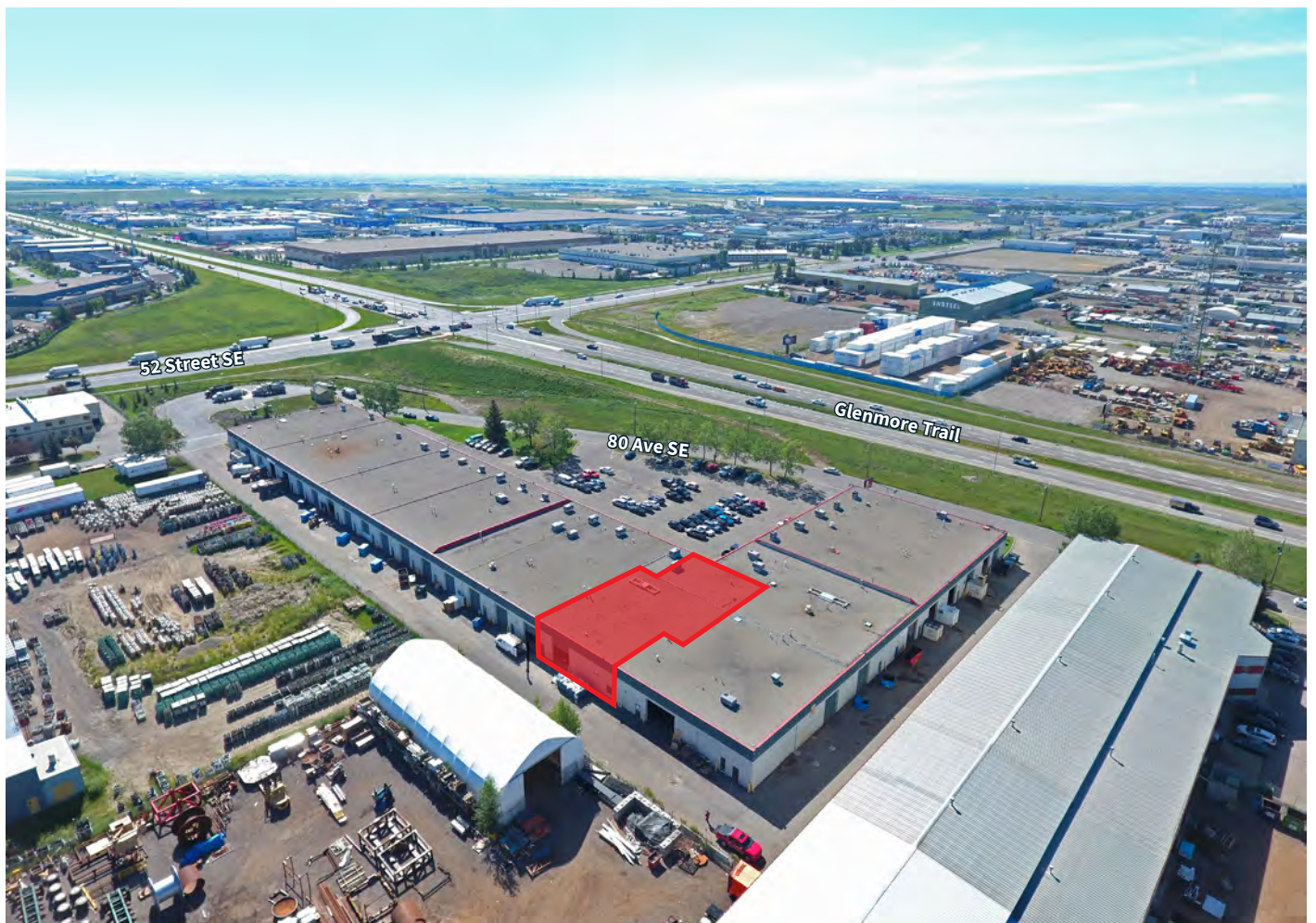
5066 - 80 Avenue SE
Calgary, AB

Warehouse & Office

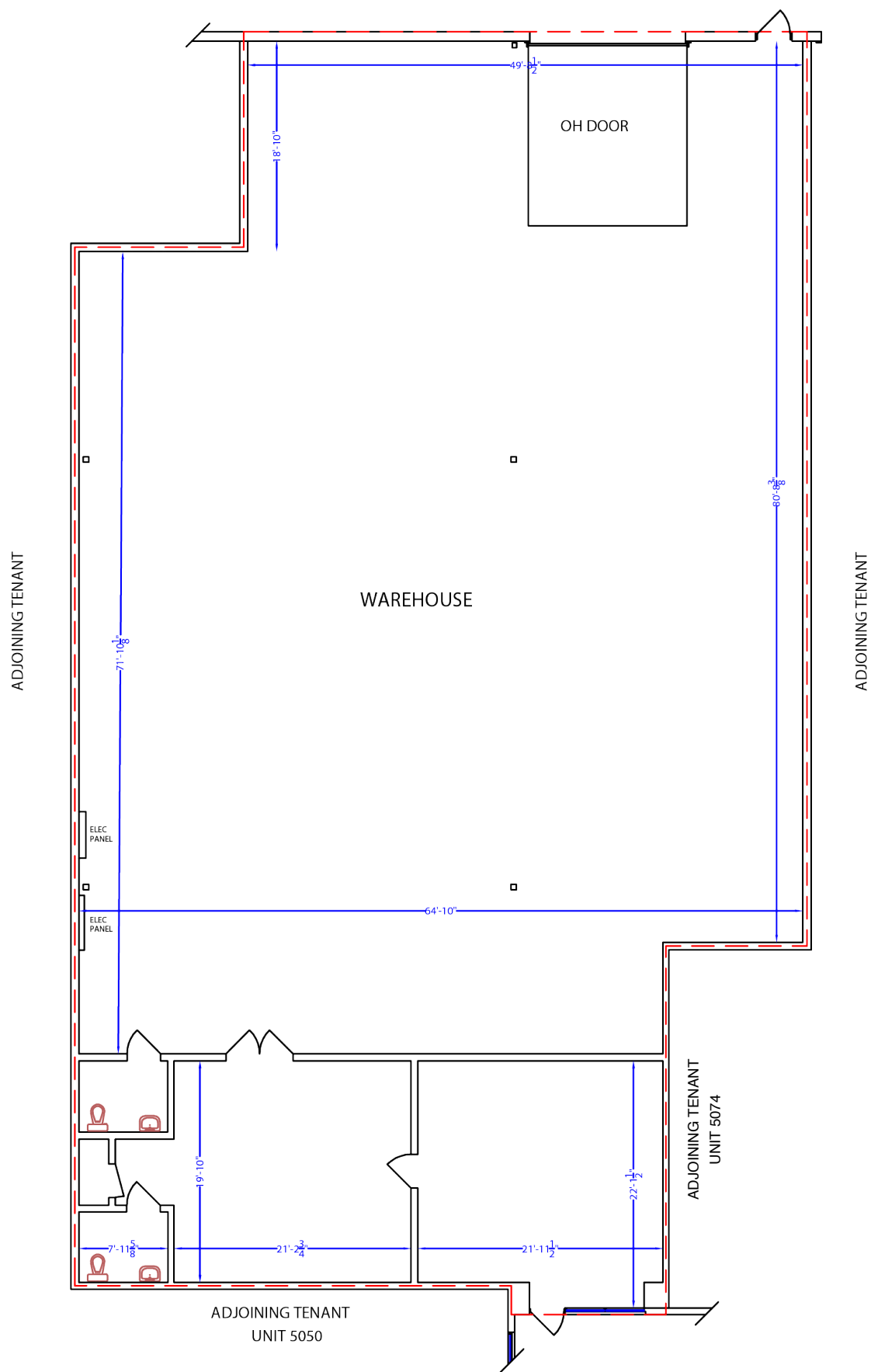
- ± 6,721 s.f. available for sale
- Located in the heart of Foothills Industrial Park
- Small functional office development
- Direct exposure and quick access to Glenmore Trail SE and 52 Street SE

Property Details

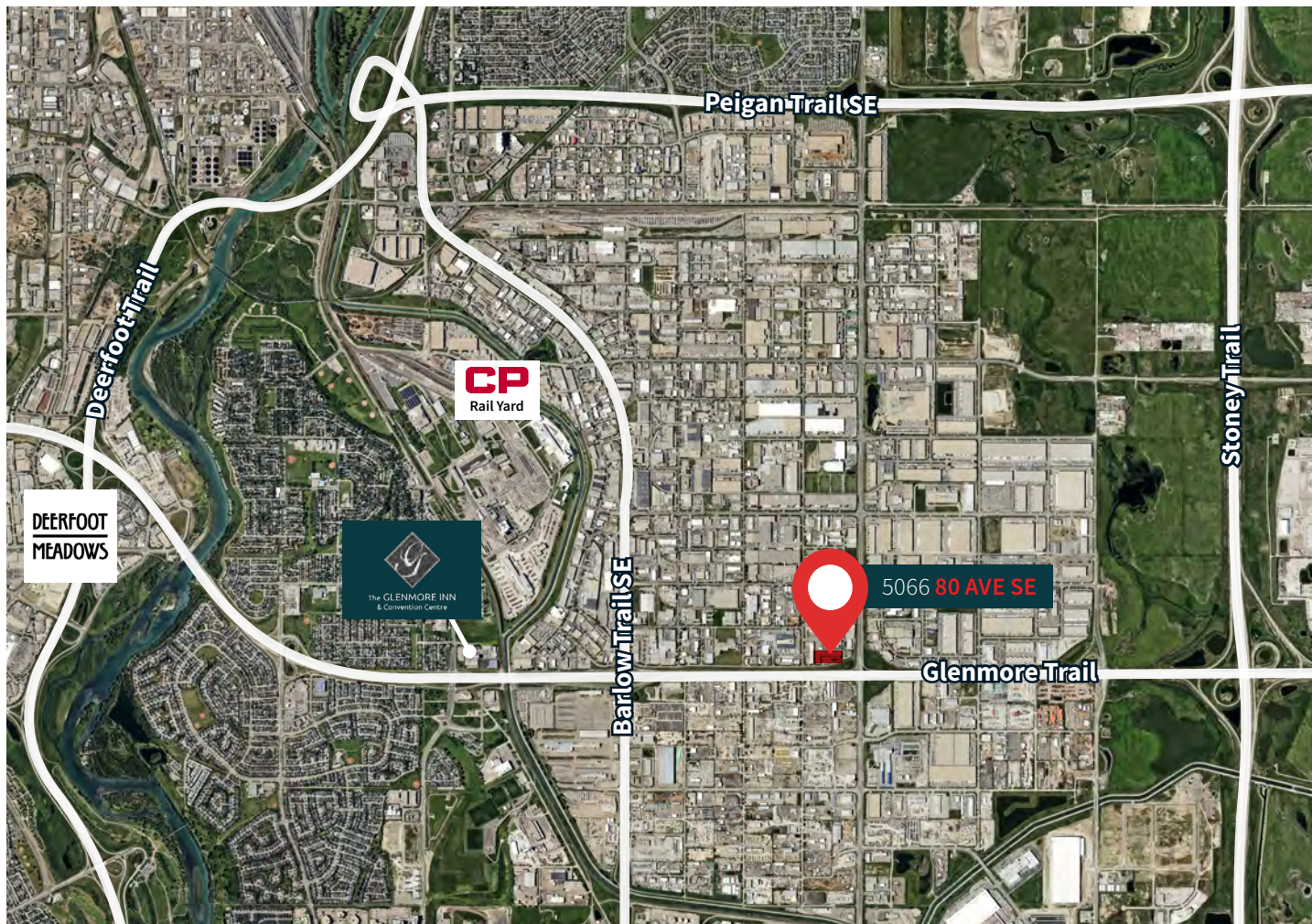
Address	5066 - 80 Avenue SE	Ceiling Height	18' clear
District	Foothills Industrial	Power	100 amps @ 600 volts (TBV)
Zoning	I-G (Industrial General)	Heating	Forced air, RTU for office
Year Built	1981	Condo Fees	\$1,346.66 /month (2024)
Building Size	Warehouse: ± 5,721 s.f. Office area: ± 1,000 s.f. Total: ± 6,721 s.f.	Property Tax	\$27,504.04 (2025)
Loading	1 (12' x 14') drive-in door	Sale Price	\$1,289,000
		Available	September 1, 2025



Building Floor Plan



Property Location



Major Roads and Destinations



Glenmore Trail → **3 min. / 1.7 km**



Trans-Canada Hwy → **12 min. / 12.4 km**



Deerfoot Trail → **8 min. / 6.8 km**



Downtown Calgary → **16 min. / 13.7 km**



Stoney Trail East → **6 min. / 4.3 km**



Calgary Int. Airport → **22 min. / 22.7 km**

Contact us for more information



Austin Smith

Lead Broker

Vice President

+1 403 456 2 197

austin.smith@jll.com

Carey Koroluk

Lead Broker

Vice President

+1 403 456 2346

carey.koroluk@jll.com

Troy Robinson

Lead Broker

Associate

+1 403 670 7353

troy.robinson@jll.com

Marshall Toner

EVP, National Industrial

+1 403 456 2214

marshall.toner@jll.com

Ryan Haney

Executive Vice President

+1 403 456 2221

ryan.haney@jll.com

Chris Saunders

Executive Vice President

+1 403 456 2218

chris.saunders@jll.com