

# For Sale

5066 - 80 Avenue SE Calgary, AB

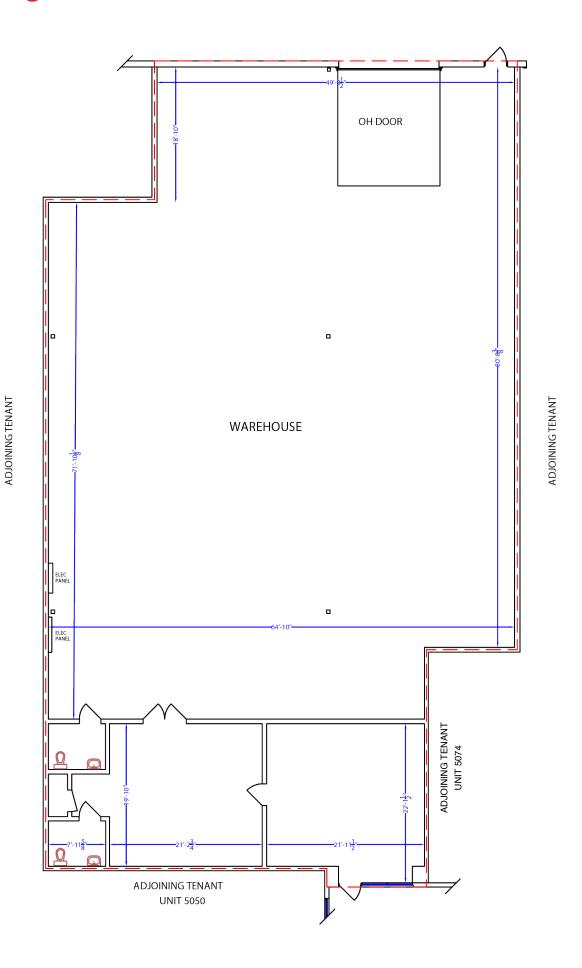
## Warehouse & Office

- $\pm$  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

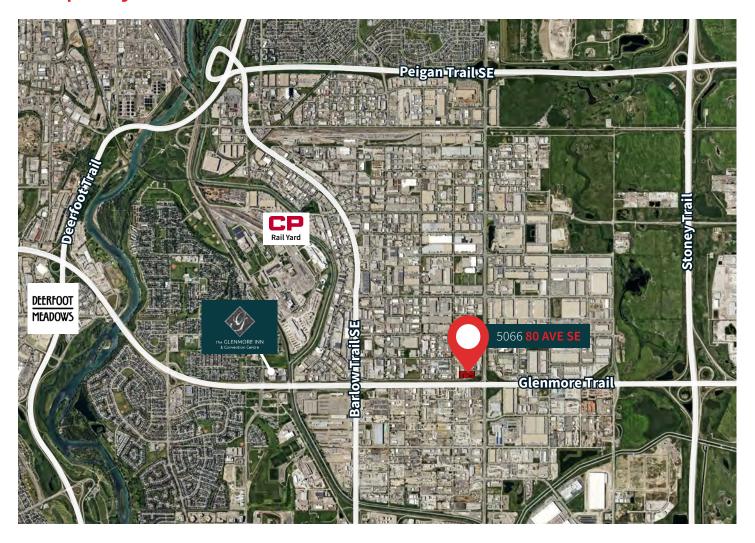
## **Property Details**

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: Office area:	± 5,721 s.f. ± 1,000 s.f.	Property Tax	\$27,504.04 (2025)
	Total:	± 6,721 s.f.	Sale Price	\$1,289,000
Loading	1 (12' x 14') dr	rive-in door	Available	September 1, 2025





## **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

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

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