JLL SEE A BRIGHTER WAY

# For Sale or Lease

5058 - 80 Avenue SE
Calgary, AB

Warehouse & Office Bay

- **Short term deals will be considered**
- ± 8,918 s.f. bay available with small office development and 3 drive-in doors
- Upgraded power throughout bay
- Located in the heart of Foothills Industrial Park
- Direct exposure and quick access to Glenmore Trail SE and 52 Street SE

Property Details

Address	5058 - 80 Avenue SE	**Power**	175 amps @ 600 volts (TBV) 200 amps @ 600 volts (TBV)
District	Foothills Industrial	**Heating**	Forced air, RTU for office
Zoning	I-G (Industrial General)	**Condo Fees**	$1,771.92 /month
Year Built	1981	**Property Tax**	$35,580.62 /year (2025)
Building Size	Warehouse: ± 7,918 s.f. Office area: ± 1,000 s.f. Total: ± 8,918 s.f.	**Sale Price**	$1,425,000 ($160 p.s.f.)
		Lease Rate	Market
Loading	2 (12' x 14') drive-in doors 1 (18' x 14') drive-in door	**Available**	December 1, 2025 (Or possibly sooner)
Ceiling Height	18' clear	**Features**	• Exhaust fans • Potential for drive-through loading

Floor Plan

Building Photos

52 Street SE

Glenmore Trail

80 Ave SE
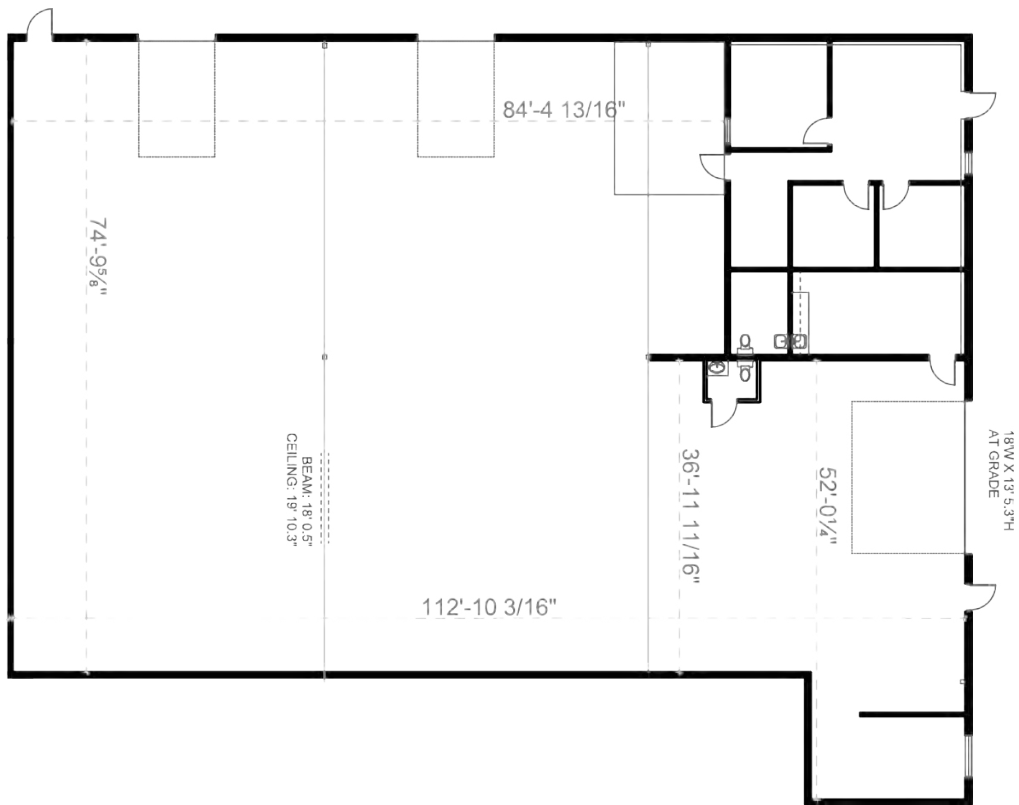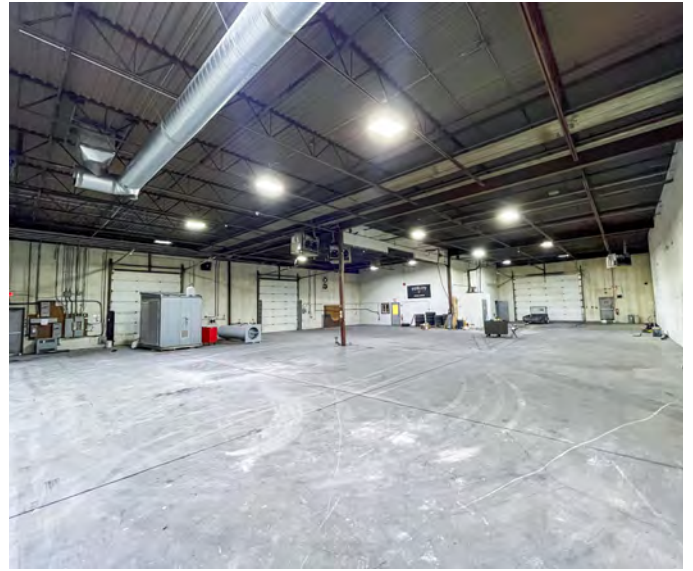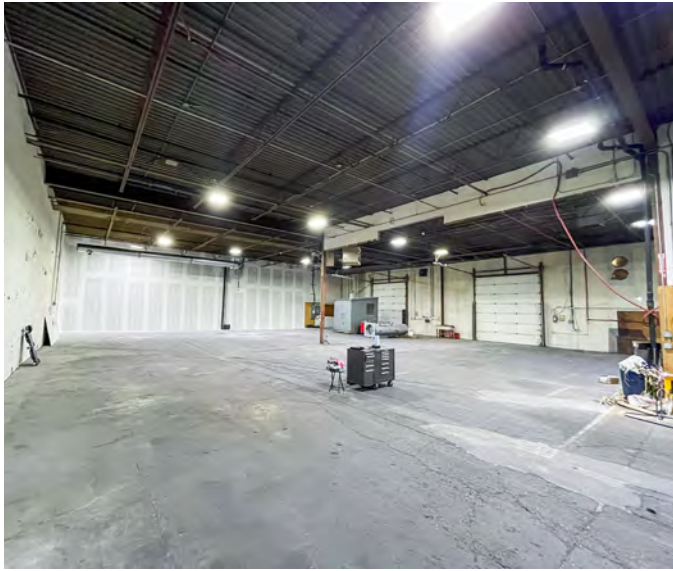
Property **Location**

5058 **80 AVE SE**

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

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