



For Sublease

5915 - 3 Street SE

Warehouse and Showroom Space

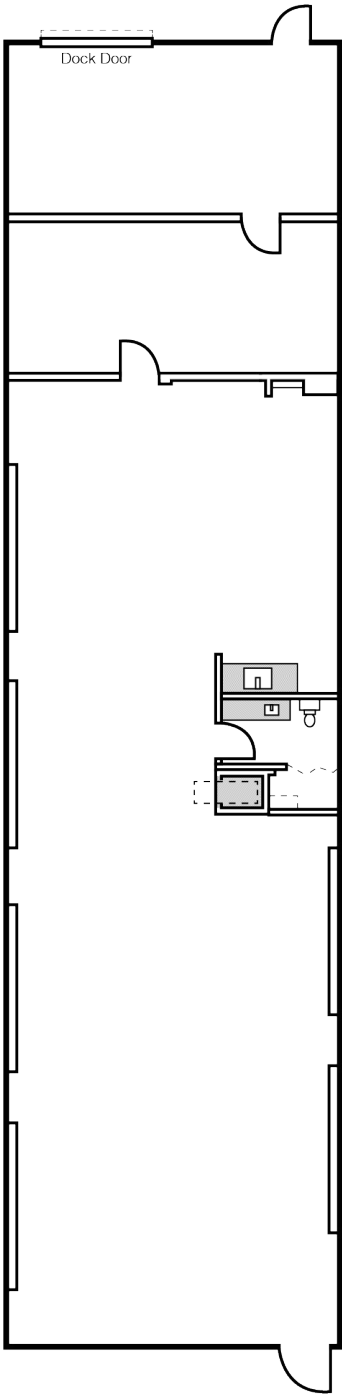
- Located in the Central Southeast market
- Flexible I-C (Industrial-Commercial) zoning
- Ample parking in front and additional triple row parking in rear
- Rare dock loading unit
- Close proximity to downtown and central SE roadways

Property Details



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|----------------|---|-----------------|--------------------|
| District | Manchester | Loading | 1 Dock Door |
| Zoning | I-C (Industrial Commercial) | Sublease Rate | \$14.00 p.s.f. |
| Size | 2,283 s.f. | Op. Cost | \$8.42 (2025 est.) |
| Ceiling Height | 14'6" clear | Sublease Expiry | April 29, 2029 |
| Heating | <ul style="list-style-type: none">Furnace equipped with A/CUnit heaters in warehouse | Available | Immediately |

Floor Plan and Site Map



Drive Times & Destinations

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|--|---|
| Glenmore Trail → 3 min. / 1.7 km | Stoney Trail East → 12 min. / 12.0 km |
| Deerfoot Trail → 4 min. / 3.3 km | Downtown Calgary → 10 min. / 6.0 km |
| Trans-Canada Highway → 12 min. / 10.9 km | Calgary International Airport → 18 min. / 20.9 km |

Contact us for more information

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