78 Avenue SE

48 Street SE

51 Street SE

80 Avenue SE

PRICE REDUCED

For Sale or Lease

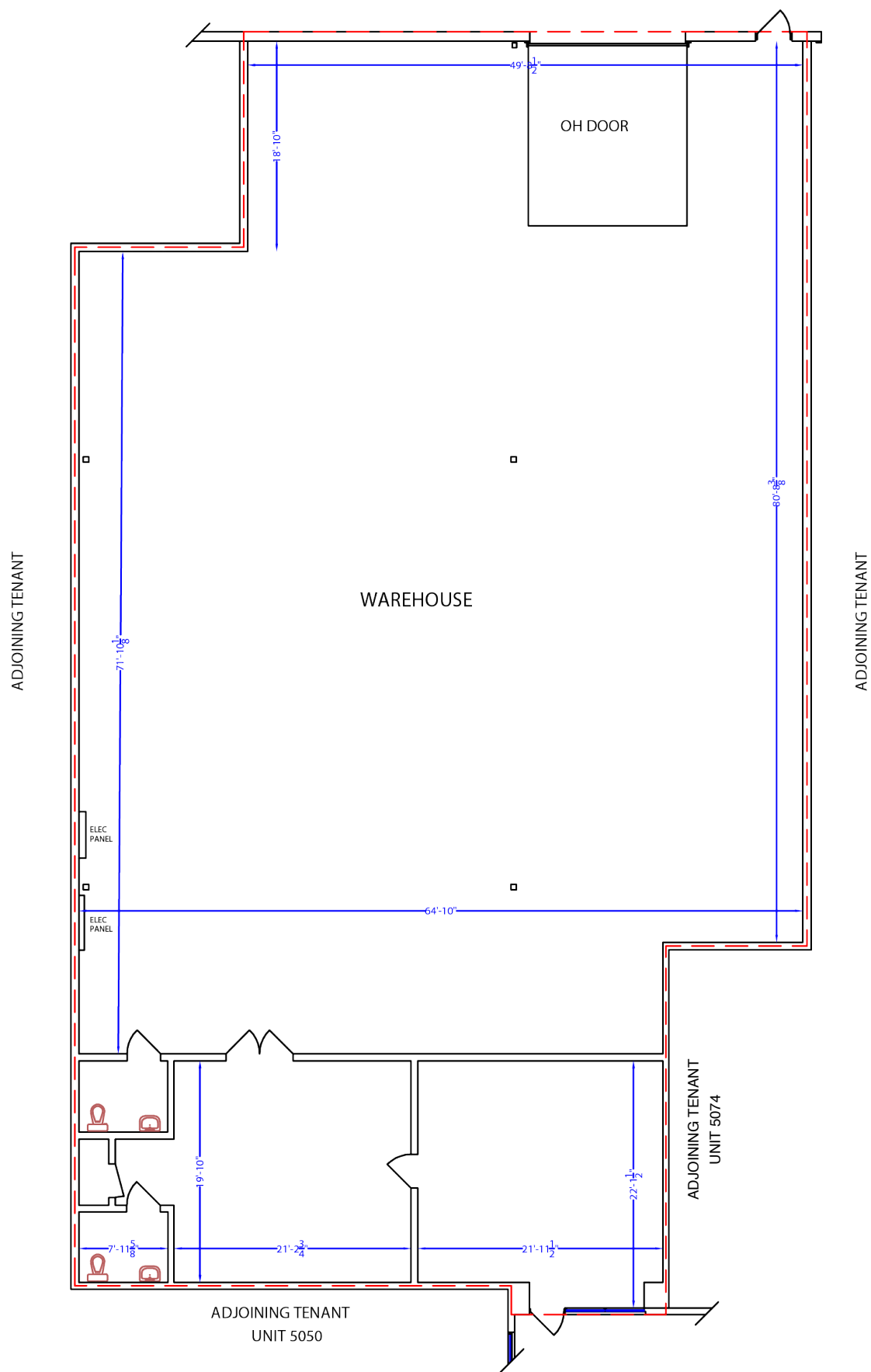## 5066 - 80 Avenue SE
Calgary, AB

Warehouse & Office

- ± 6,721 s.f. available for sale or lease
- 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	**Power**	100 amps @ 600 volts (TBV)
District	Foothills Industrial	**Heating**	Forced air, RTU for office
Zoning	I-G (Industrial General)	**Condo Fees**	$1,346.66 /month (2025)
Year Built	1981	**Property Tax**	$27,504.04 (2025)
Building Size	Warehouse: ± 5,721 s.f. Office area: ± 1,000 s.f. Total: ± 6,721 s.f.	**Sale Price**	~~$1,289,000 ($192 p.s.f.)~~ $1,243,000 ($185 p.s.f.)
		Lease Rate	Market
Loading	1 (12' x 14') drive-in door	**Op. Costs**	TBV
Ceiling Height	18' clear	**Available**	Immediately

Building Floor Plan

OH DOOR

ADJOINING TENANT

ADJOINING TENANT

WAREHOUSE

49'-9½"

18'-10"

80'-3⅜"

71'-10⅛"

ELEC PANEL

ELEC PANEL

64'-10"

ADJOINING TENANT
UNIT 5074

22'-1½"

9'-10"

7'-11⅝"

21'-2¾"

21'-11½"

ADJOINING TENANT
UNIT 5050

Photos

Property **Location**

Labels on map: Peigan Trail SE, Deerfoot Trail, CP Rail Yard, DEERFOOT MEADOWS, The GLENMORE INN & Convention Centre, Barlow Trail SE, Stoney Trail, 5066 **80 AVE SE**, Glenmore Trail
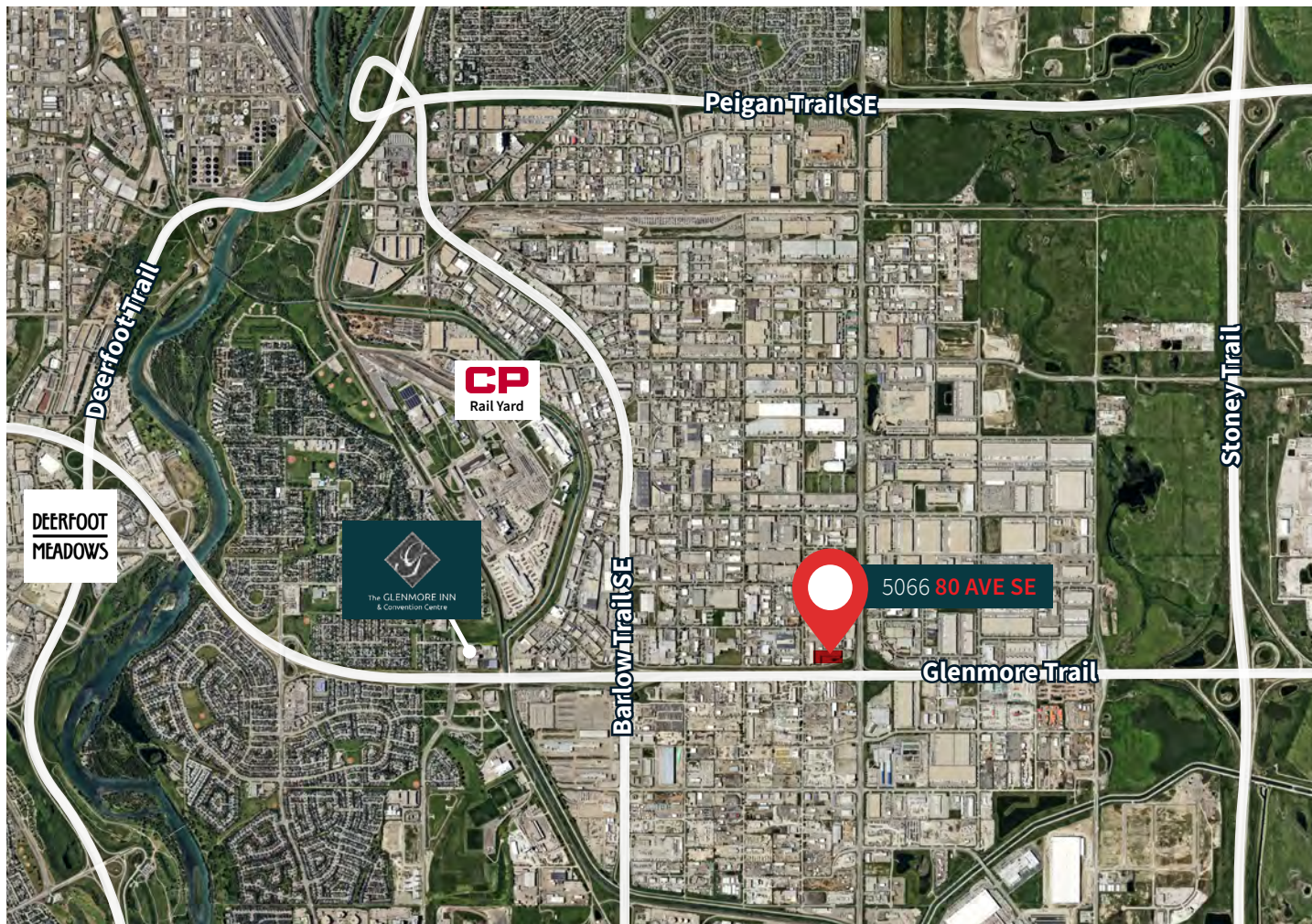
Major Roads and Destinations

Glenmore Trail → **3 min. / 1.7 km**

Deerfoot Trail → **8 min. / 6.8 km**

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

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

Downtown Calgary → **16 min. / 13.7 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