

For Sale

6333 - 35 Street SE
Calgary, Alberta



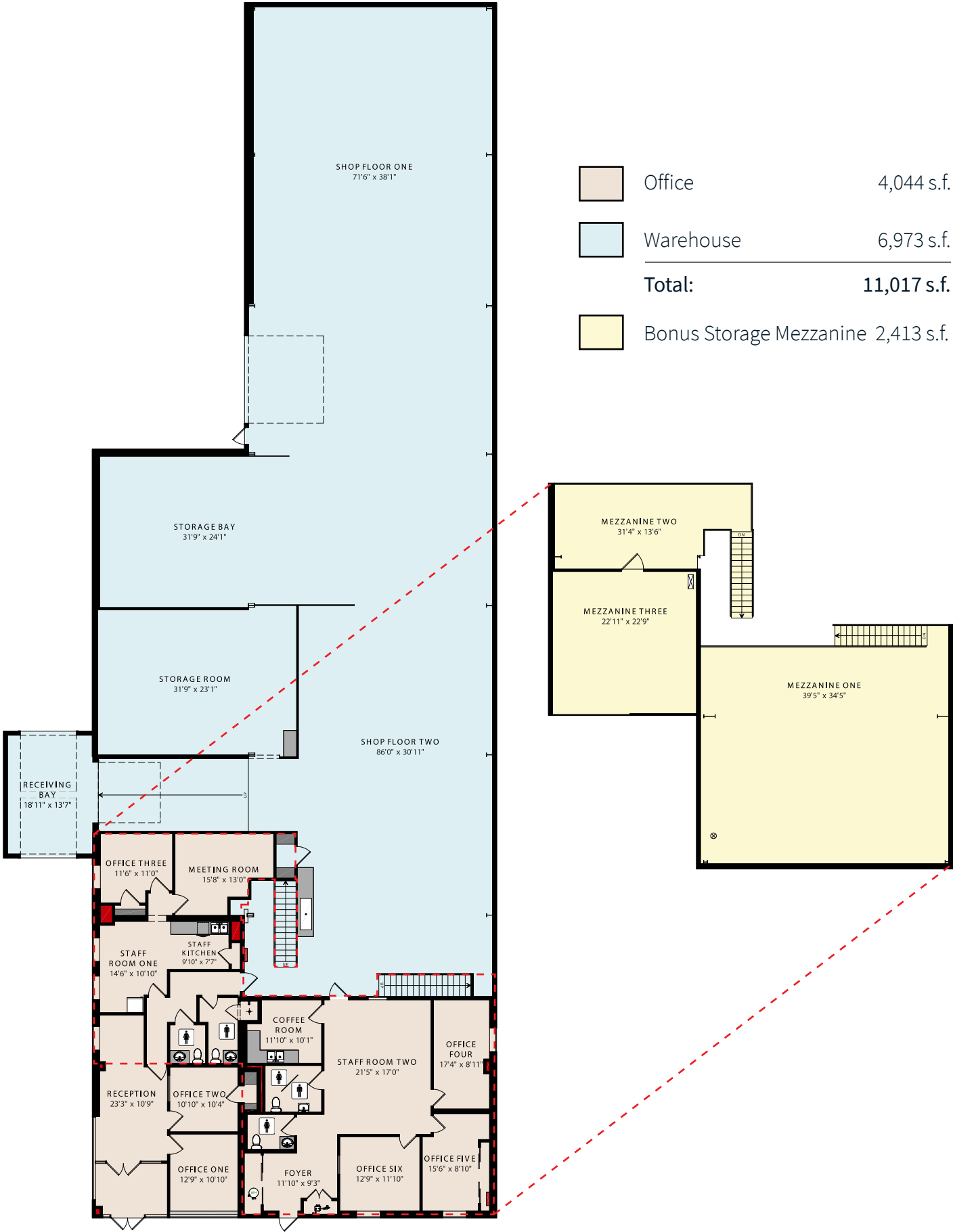
- Freestanding 11,017 s.f. building on 0.55 acres
- Dock and drive-in loading
- Functional and well maintained office build-out
- Fully paved site with fenced and secured yard
- Immediate access to major Southeast thoroughfares with direct exposure to Barlow Trail South



Property Details

District		Foothills Industrial	Loading		• 2 dock level doors • 1 drive-in door
Year Built		1983	Clear Height		16’ - 18’
Zoning		I-G (Industrial General)	Power		400 amps @ 120/208 volts
Site Area		0.55 acres	Availability		October 1, 2026
Building Size	Office	4,044 s.f.	Property Taxes		\$46,626.53 (2026)
	Warehouse	6,973 s.f.	Sale Price		\$2,850,000
	Total:	11,017 s.f.			
	Bonus Storage Mezzanine	2,413 s.f.			

Floor Plan



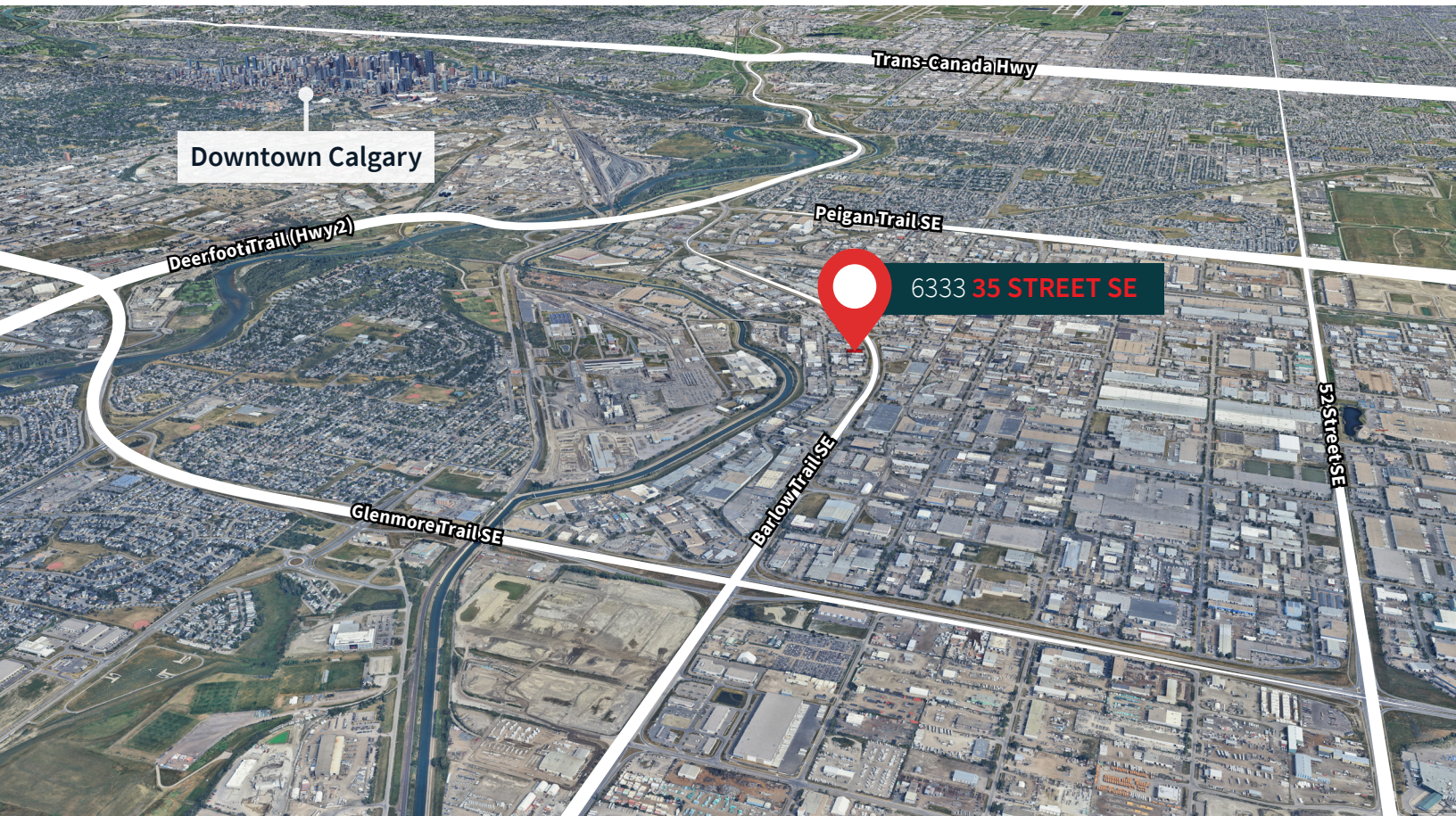
Interior Photos



Site Photos



Location Map



Drive Times



Deerfoot Trail (Highway 2) **4 mins. | 3.2 km**



Trans-Canada Highway **12 mins. | 9.6 km**



Glenmore Trail **4 mins. | 2.2 km**



Downtown Calgary **14 mins. | 10.8 km**

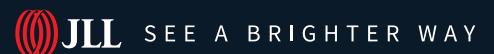


Stoney Trail (Ring Road) **9 mins. | 6.6 km**



Calgary Int. Airport **20 mins. | 20.7 km**

Contact us for more information



Ryan Haney

Lead Broker

Executive Vice President
+1 403 456 2221
ryan.haney@jll.com

Carey Koroluk

Lead Broker

Vice President
+1 403 456 2346
carey.koroluk@jll.com

Austin Smith

Lead Broker

Vice President
+1 403 456 2197
austin.smith@jll.com

Marshall Toner

EVP, National Industrial
+1 403 456 2214
marshall.toner@jll.com

Chris Saunders

Executive Vice President
+1 403 456 2218
chris.saunders@jll.com

Troy Robinson

Associate
+1 403 670 7353
troy.robinson@jll.com

jll.ca