



For Sale

2435 - 22 Street NE
Calgary, AB

- Rare central northeast location
- 16,979 s.f. on 2.19 acres
- High quality office build-out
- Paved, fenced and secured yard
- Functional shop/warehouse space with drive-in loading
- Retail amenities in close proximity for staff access
- Quick access to major northeast thoroughfares, including 16 Avenue NE, Deerfoot Trail NE, and Barlow Trail NE

Property Details

Address 2435 - 22 Street SE, Calgary, AB

Year Built 1988

District South Airways

Zoning I-G (Industrial General)

Size

Main Floor Office:	5,251 s.f.
Warehouse:	11,728 s.f.
Total:	16,979 s.f.
Office Warehouse Mezzanine	1,977 s.f.

Notes

- Mezzanine in Bay 3 to be removed by Vendor
- Warehouse area of 11,728 s.f. includes 1,286 s.f. of warehouse office

Land Size 2.19 acres

Clear Height 15' - 17'

Loading 6 (12' x 14') drive-in doors
1 (12' x 10') drive-in door

Features

- Trench drains and sump
- Well distributed power
- Make-up air x 3 (2,900 CFM, 4,000 CFM and 25,500 CFM)
- Fenced and secured yard

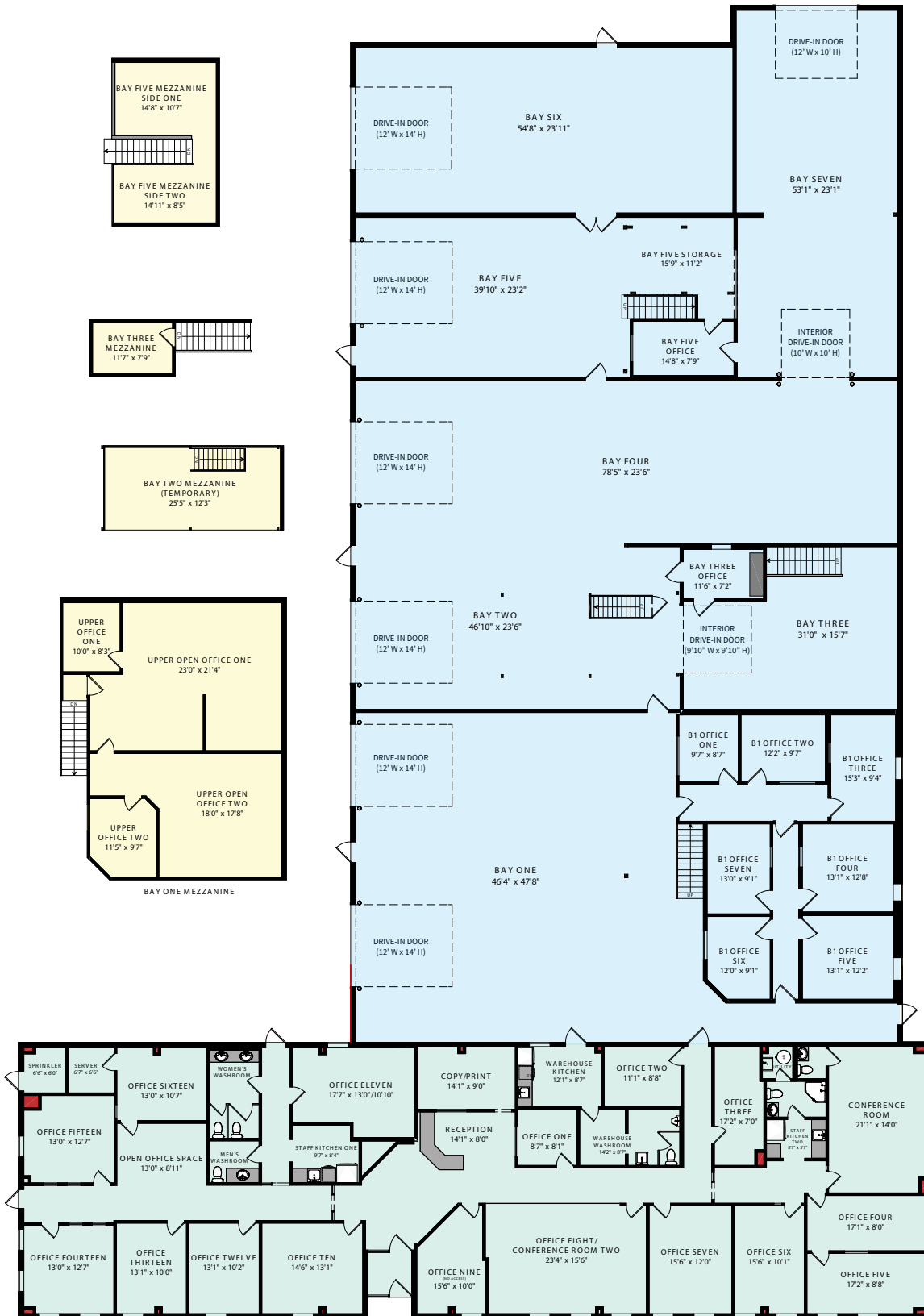
Available Q1, 2027

Property Taxes \$81,286.09 (2026)

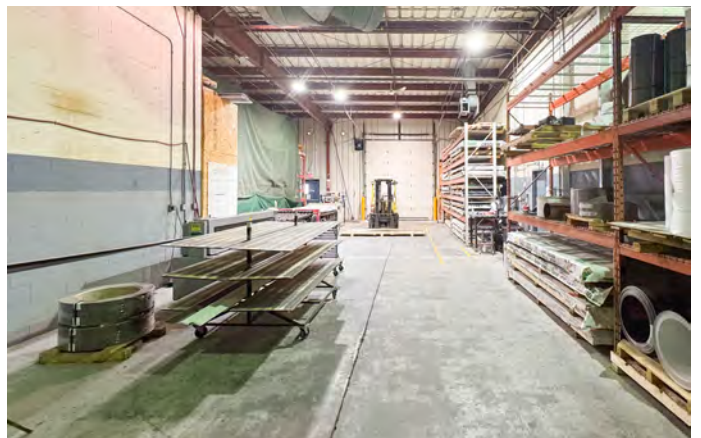
Sale Price \$5,950,000.00



Floor Plan



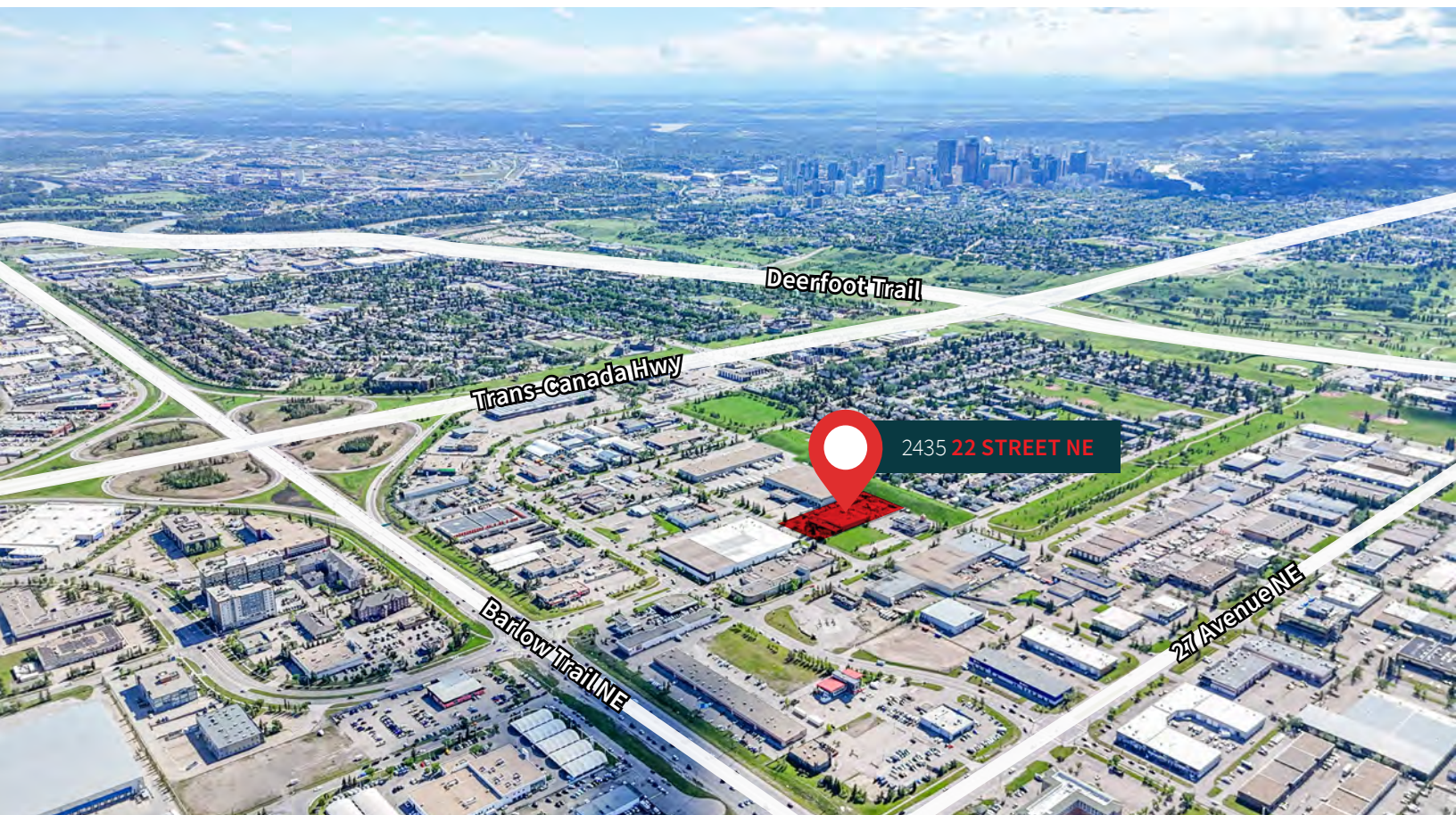
Interior Photos



Site Photos



Site Map



Drive Times



Barlow Trail NE

2 mins. | 550 m



Stoney Trail (Ring Road) 7 mins. | 7.5 km



Trans-Canada Highway

3 mins. | 1.4 km



Downtown Calgary

10 mins. | 6.9 km



Deerfoot Trail (Highway 2)

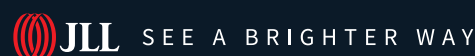
4 mins. | 2.0 km



Calgary Int. Airport

12 mins. | 12.3 km

Contact us for more information



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