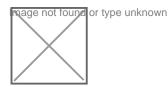


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

UNIT 7, 5935 35 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 31631

MLS ID: A2246731

\$13.50



△ JASON NATALE

☑ CDN Global Advisors Ltd.

403-531-4336

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Unit 7, 5935 35 Street SE, Calgary , Alberta $\,$ T2C 2G3 $\,$

Transaction Type

For Lease

Days On Market

20

Lease Amount

13.50

Lease Frequency

Annually

Subdivision

Foothills

Year Built 1979

Structure Type

Industrial

Property Type Commercial **Property Sub Type**

Industrial

Building Area (Sq. Ft.)

1501.00

Building Area (Sq. M.)

139.45

Inclusions

N/A

Restrictions
Call Lister

Reports
Call Lister

Available for Sublease, Unit 7 at 5935 35 Street SE offers 1,501 square feet of functional industrial space in Calgary's Foothills Industrial Park. The unit features one front-loading grade-level drive-in door, a private office, and a bonus mezzanine. With 19' clear height (TBV), 100-amp power supply (TBV), and I-G zoning, it is well-suited for a range of light industrial users. The space includes 161 SF of office and 1,340 SF of warehouse, and is available on a negotiable basis with the sublease term expiring January 31, 2030. Strategically located with quick access to Barlow Trail, Glenmore Trail, Piegan Trail, 52nd Street, and Deerfoot Trail, the property offers excellent connectivity for distribution and logistics. Operating costs are estimated at \$9.56 PSF (2025).

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