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30, 5381 72 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease


Location
Calgary, Alberta



Listing ID:
34528


MLS ID:
A2295698

\$11.50



 **ILYA RAYKHLIN**
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 RE/MAX House of Real Estate
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 30, 5381 72 Avenue SE, Calgary , Alberta T2C 4X6

Transaction Type For Lease	Days On Market 54	Lease Amount 11.50
Lease Frequency Annually	Lease Term Other	Lease Term Remaining 60
Sub Lease 1	Zoning I-G	Subdivision Great Plains
Building Type Warehouse	Year Built 2001	Structure Type Warehouse
Property Type Commercial	Property Sub Type Industrial	Office (Sq. Ft.) 781.0000
Building Area (Sq. Ft.) 15497.00	Building Area (Sq. M.) 1439.71	Inclusions None
Restrictions Landlord Approval,See Remarks	Reports Leases	

Unique opportunity to sublease a turnkey food distribution facility and to acquire all of the racking and its walk-in freezer. This modern building is located close to Glenmore Trail and Stoney Trail, for quick access to all major thoroughfares. The Net Rent was negotiated in 2024 and is now well below the current market rate for warehouse properties in the SE. The first year's Net Rent is \$11.50 per square foot, followed by 3% annual escalations thereafter. Operating Costs for 2026 are estimated at \$6.65 per square foot. The subtenant must agree to outright purchase or finance the takeover of the racking and the walk-in freezer. Pricing to be discussed directly with interested parties. See listing brochure (link on this page) for additional information and a floor plan.

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