



Sunvalley Business Park

Unit #59, 4511 Glenmore Trail SE | Calgary, Alberta

PROPERTY OVERVIEW

- » Heavy office build out over two floors
- » Upgraded flooring and lighting on second floor
- » Abundant natural light with glazed offices on both floors
- » Small warehouse with Dock loading
- » 53' trailer accessible
- » Signage exposure to Glenmore Trail
- » Second floor office 2,400 SF can be leased out separately
- » Operating costs include utilities as well as garbage and recycling
- » Well situated office condo with storage space.
- » Minutes to Barlow Trail and Glenmore Trail

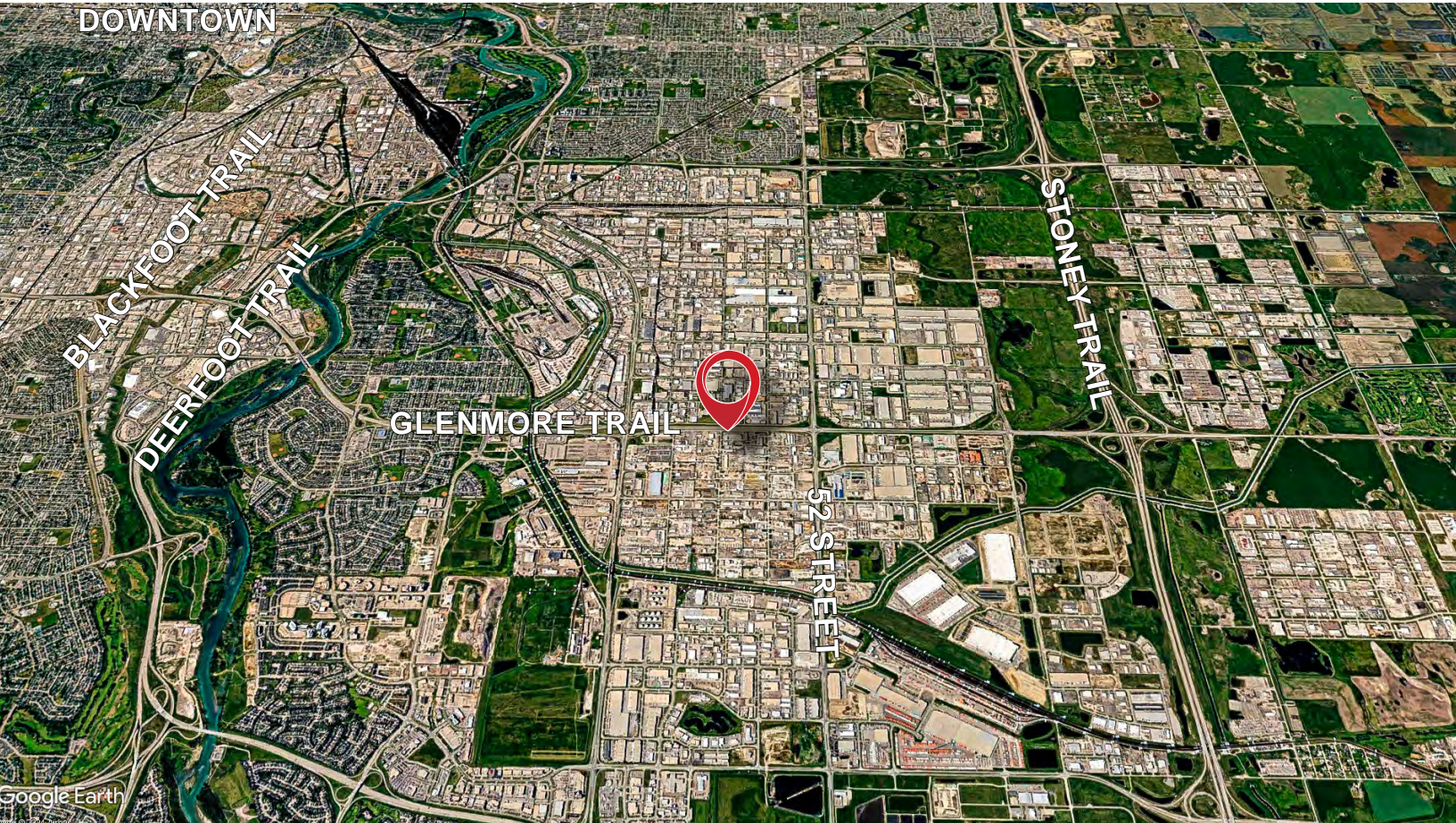
PROPERTY DETAILS

Sizes Available	2,940 SF - 5,340 SF (+/-)
Legal Description	PLAN 0212992, UNIT 20
Zoning	DC 44Z99 (I-2)
Availability	July 1, 2024
Year Built	2003
Lease Rate	Market
Lease Term	Negotiable
Op Costs	\$7.55 PSF (2024)
Sale Price	Negotiable
Parking	Double Row
Loading	Dock (8'x8')
Warehouse Size	540 SF (+/-)
Office Size	4,800 SF (+/-) over 2 floors
Condo Fees	\$466.35 / month including GST (2024)

FOR SALE OR LEASE

2,940 - 5,340 ± SF
Industrial and Office

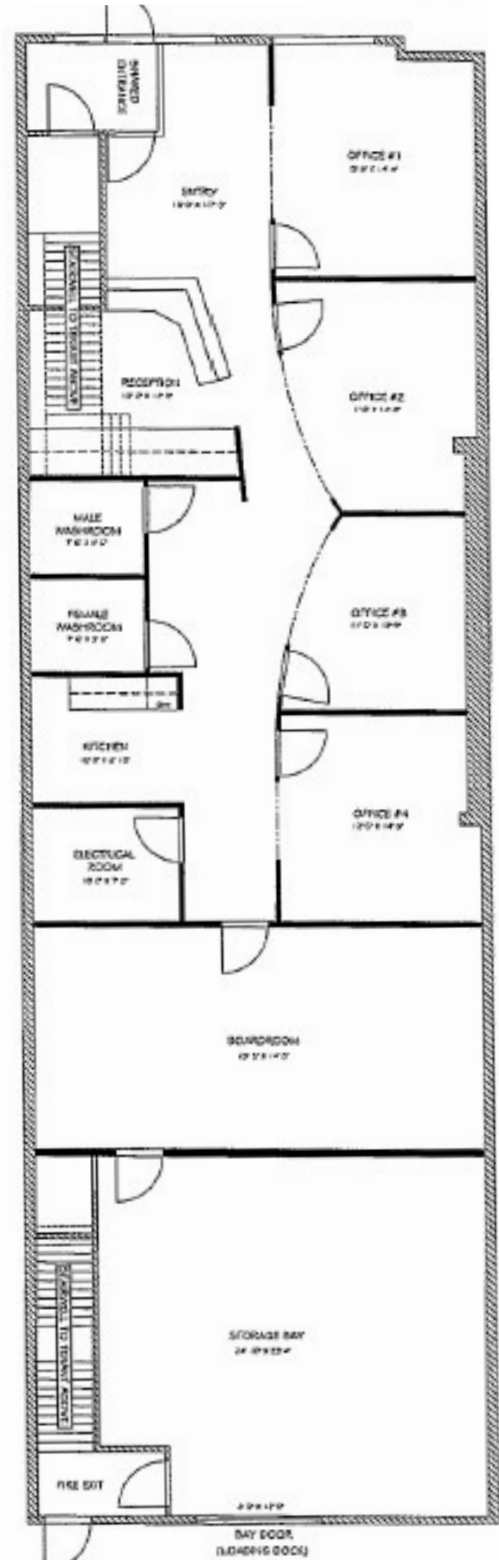
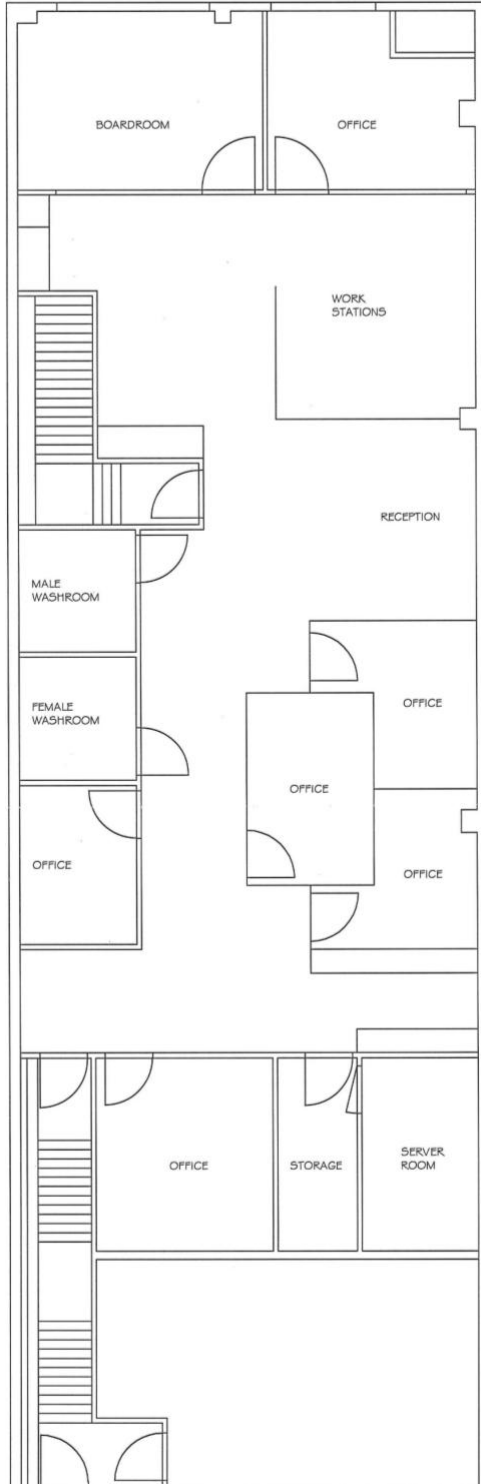
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FLOOR PLANS



FOR SALE OR LEASE

2,940 - 5,340 ± SF
Industrial and Office

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CONTACT US

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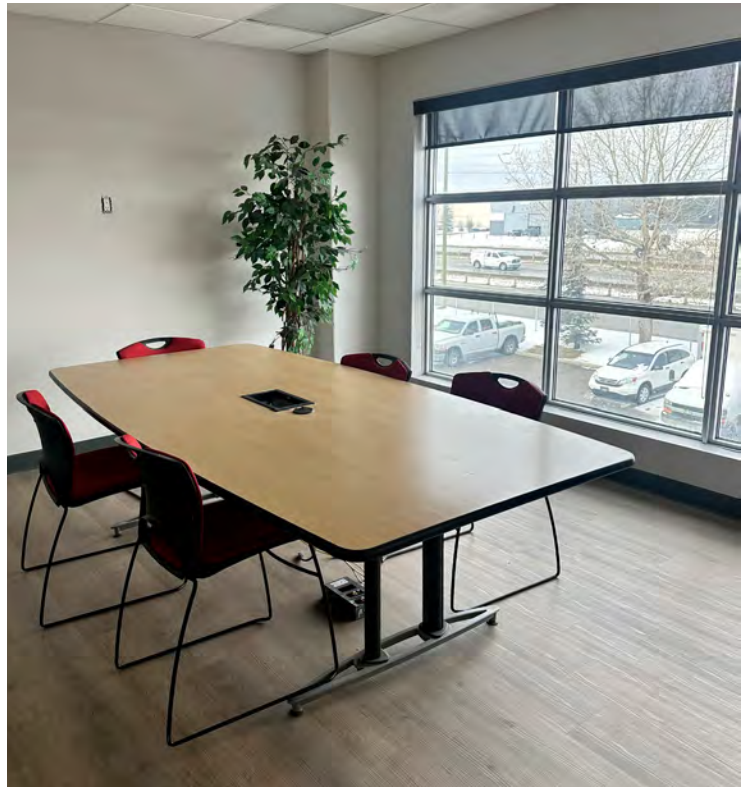
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