

3716 56 Avenue SE, Bay 5

Calgary, Alberta

Kai Ravensbergen

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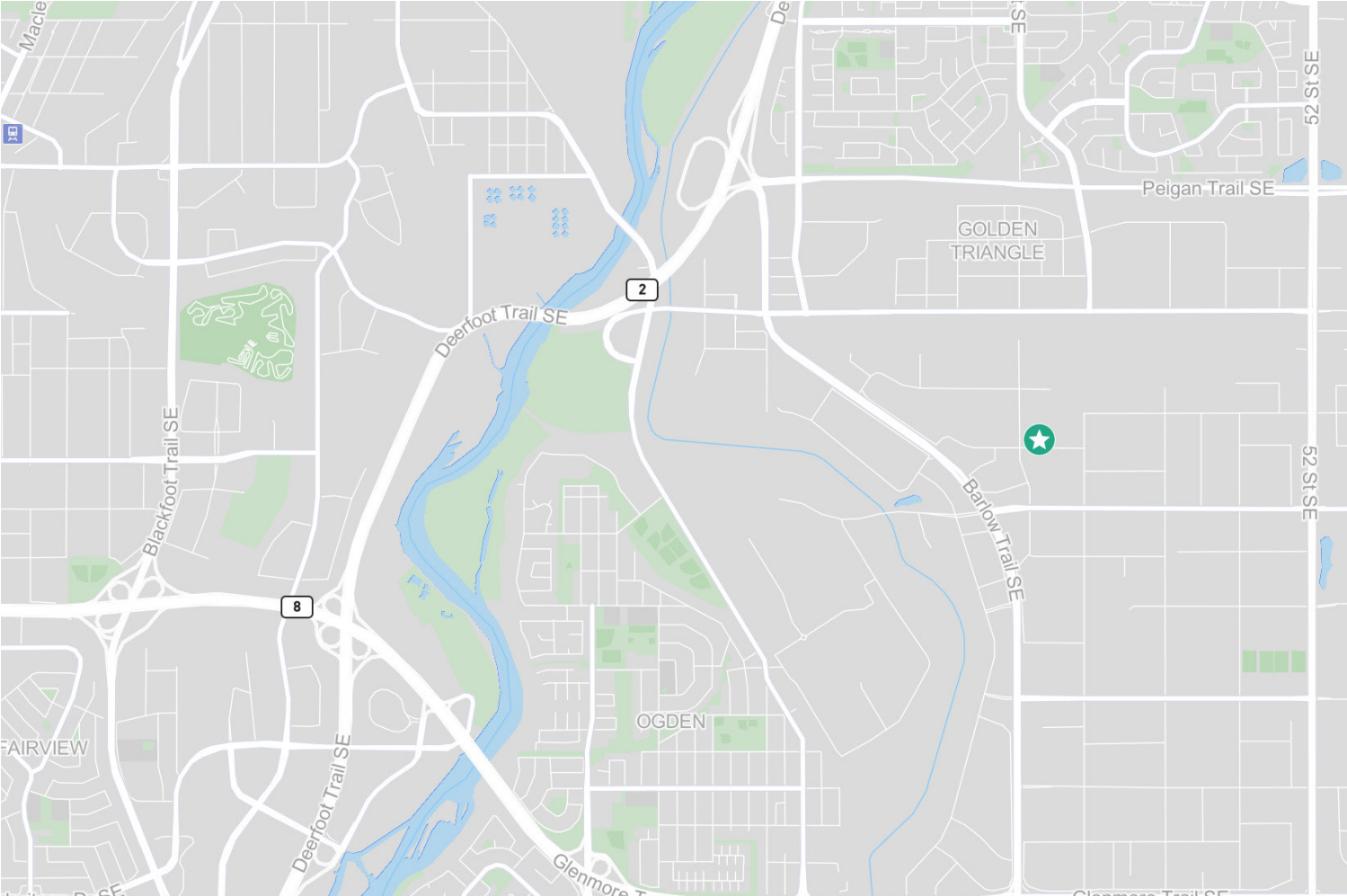
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± 2,704 SF Office/Warehouse Unit Available



3716 56 Avenue SE, Bay 5

Calgary, Alberta | T2C 2B5



Rentable Area	Office:	± 707 SF
	Warehouse:	± 1,997 SF
	Total Rentable Area:	± 2,704 SF
Zoning	I-G (Industrial-General)	
Loading	1 x Drive-in (12'x14')	
Ceiling Height	19' Clear	
Power	100 Amps (TBV)	
Operating Costs	\$6.52 PSF	
Lease Rate	Market	
Availability	March 2026	

For Lease

I-G

Zoning

\$6.52

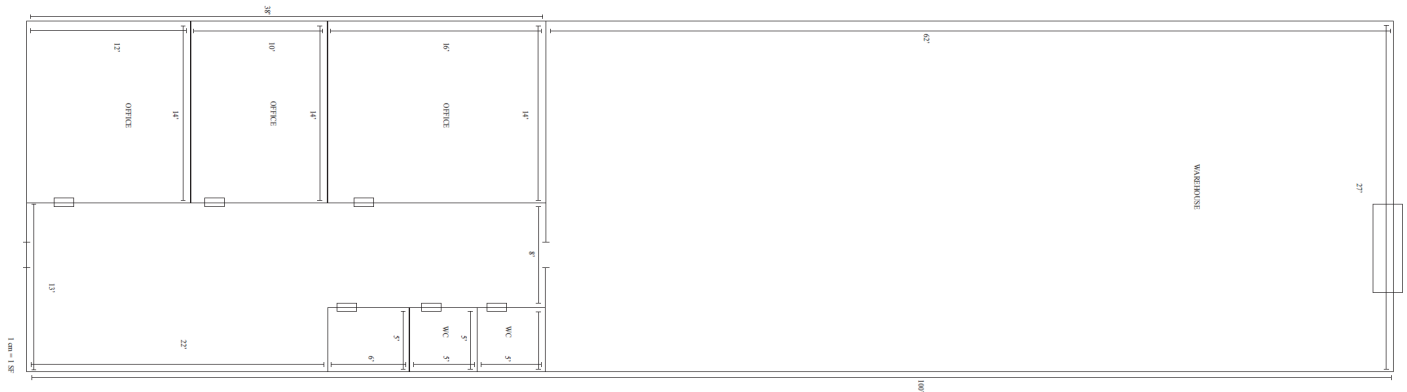
Operating Costs (PSF)

Market

Lease Rate (PSF)

Property Highlights

- + Close proximity to major arterial routes, including Barlow Trail, 52nd Street SE, Deerfoot Trail, and Glenmore Trail
- + Quality office space equipped with a small reception area, 3 private offices, a boardroom, and a kitchenette
- + Bonus storage mezzanine above office space
- + Ample parking on site, with a double-row car park in the rear



Rentable Area Breakdown

± 707

Office (SF)

± 1,997

Warehouse (SF)

± 2,704

Total Rentable Area (SF)

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For Lease



Contact Us

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