

Dock &
Drive-in Loading
// 7,800 SF

FOR LEASE

902 & 906 55 Ave NE, Calgary, AB



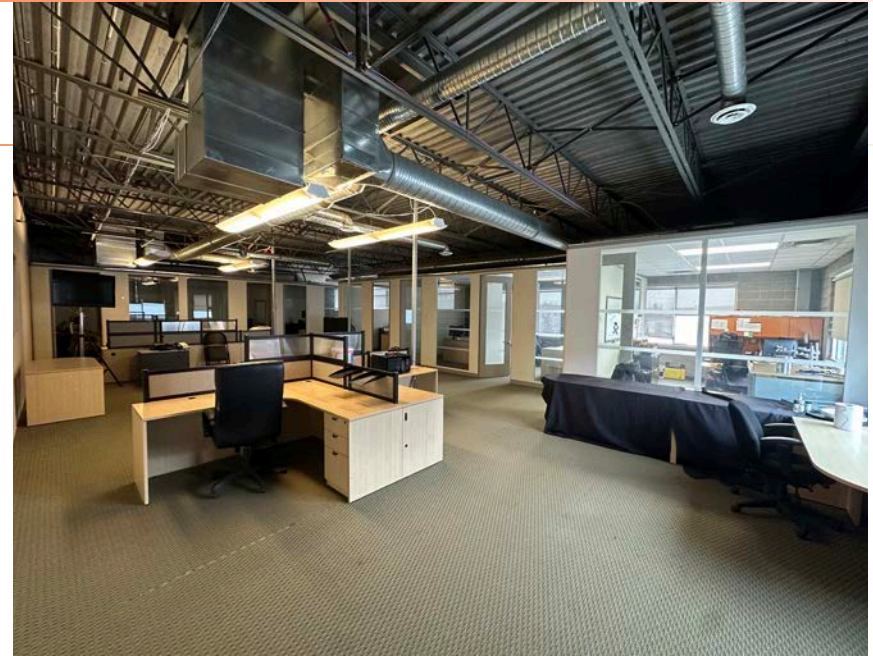
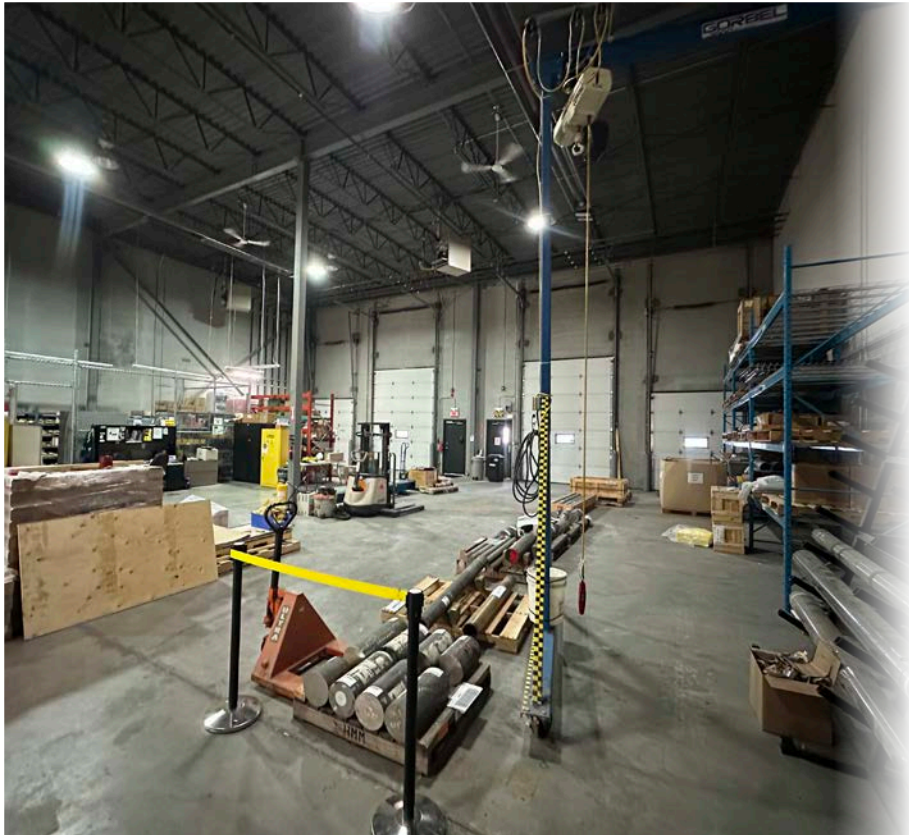
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PROPERTY HIGHLIGHTS

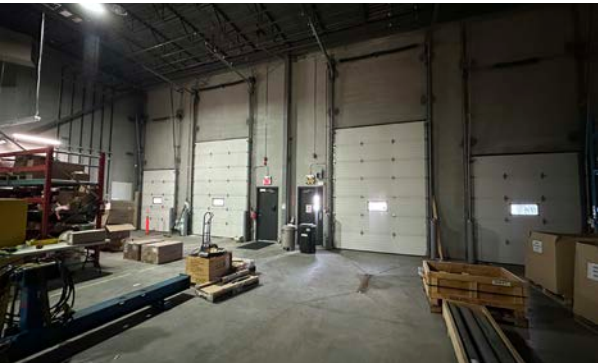


- Well maintained complex
- End cap Unit with developed office on the mezzanine at no charge
- Easy access to major routes; Deerfoot Trail & Stoney Trail
- Large marshalling area
- Ample double row parking at front with additional parking at rear
- Dock & drive-in loading
- Close to staff amenities & Deerfoot City Mall
- Landlord will remove office development in the warehouse area

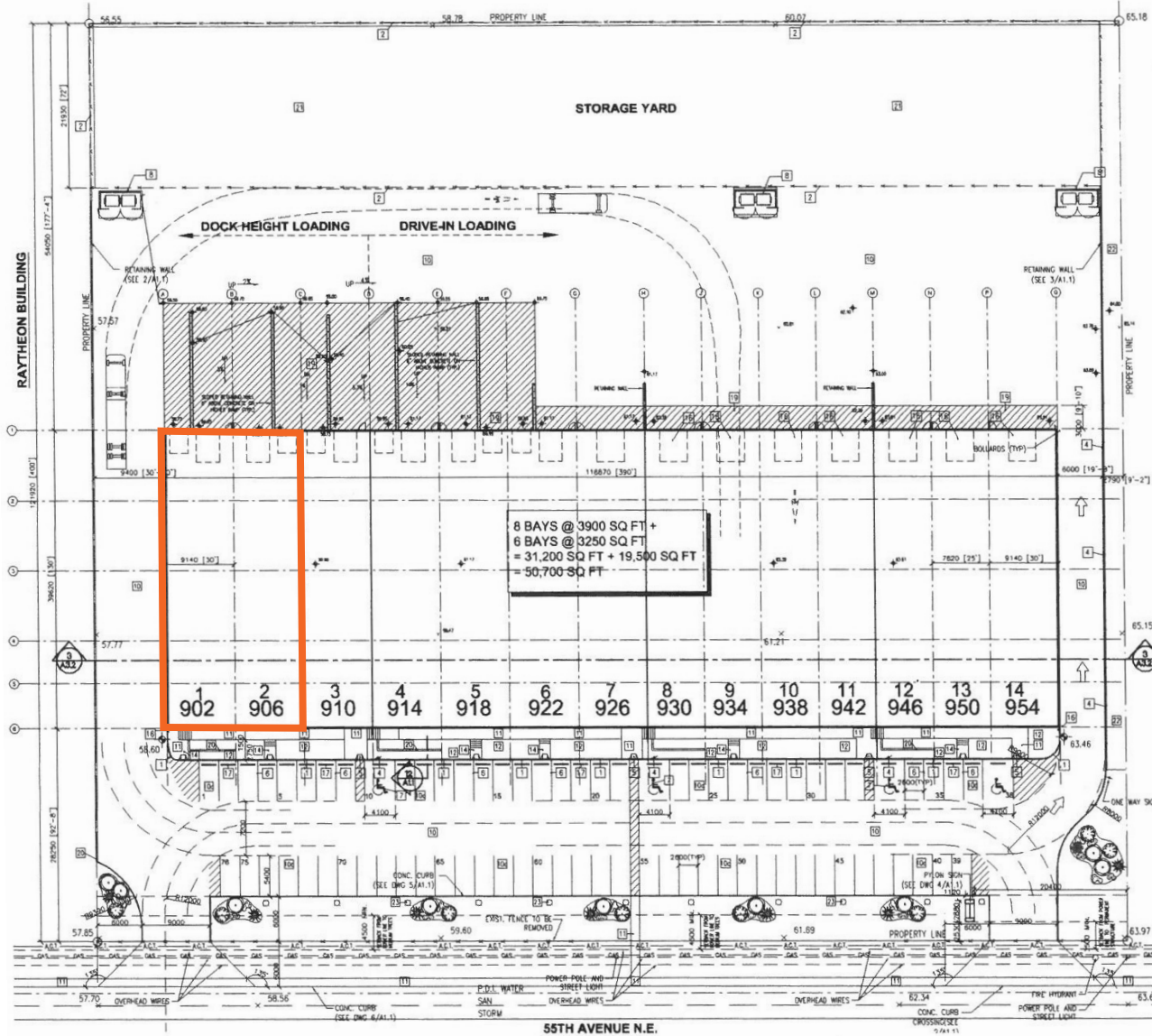
PROPERTY OVERVIEW

Address:	902 & 906 55 Ave NE, Calgary, AB	Loading:	(2) 12' x 14' Drive-in Door
District:	Skyline East Industrial		(2) Dock Doors with Levelers
Zoning:	Industrial General (I-G)	Power:	200 amps @ 600 volt stepped down to 400 amps @ 120/208 volt
Total Square Footage:	7,800 SF	Lease Rate:	\$16.00 PSF (main floor only)
Warehouse/Office Area:	5,520 SF warehouse / 2,280 SF Office	Ops Costs:	\$7.90 PSF (est. 2026)
Bonus Square Footage:	2,280 SF of mezzanine office at no charge	Availability:	July 1, 2026
Clear Height:	24' (TBV)		

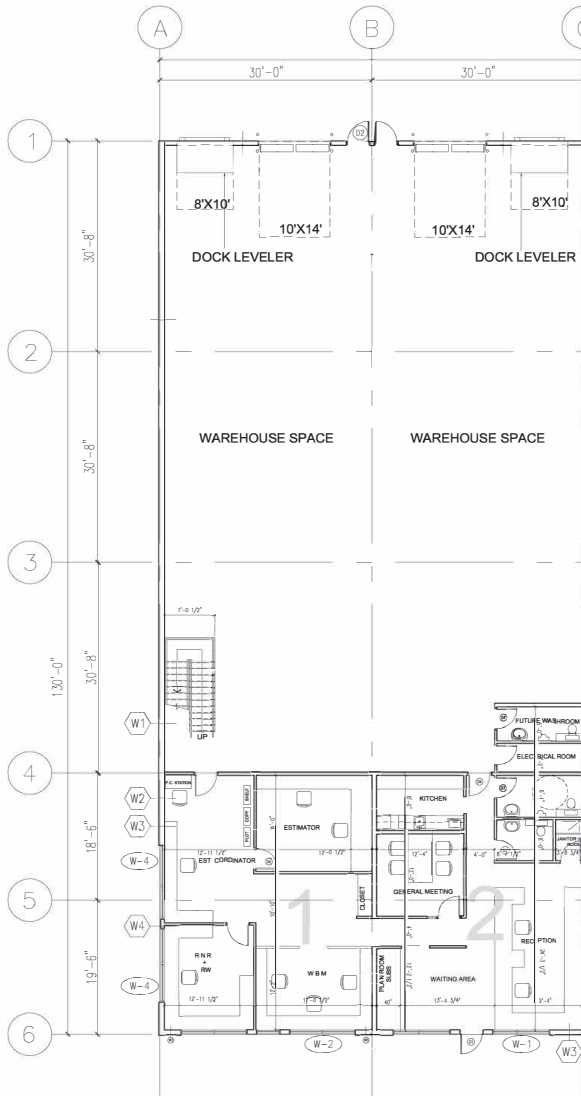
INTERIOR FEATURES //



SITE PLAN



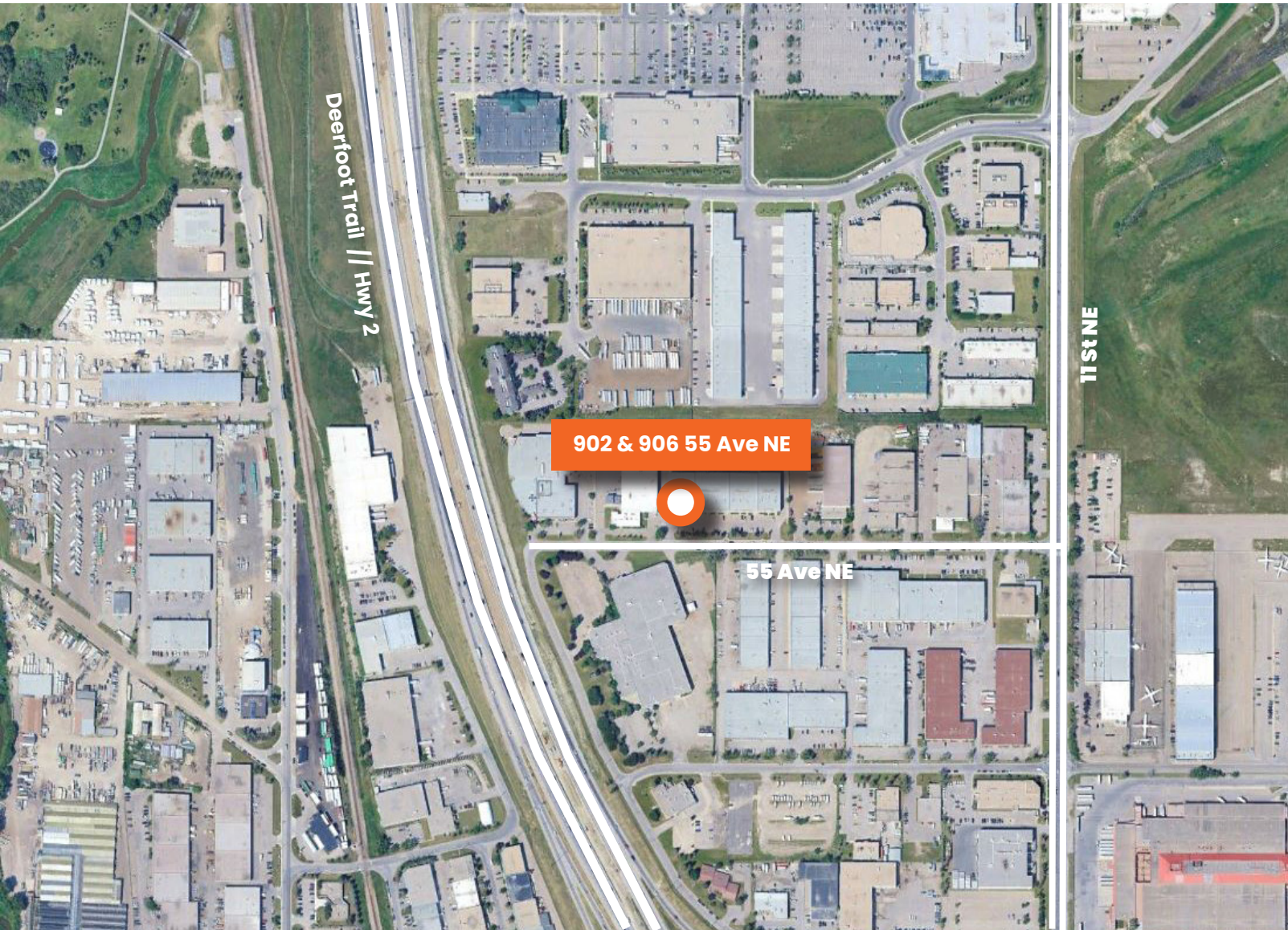
FLOOR PLANS



Total Square Footage: 7,800 SF
Office Area: 2,280 SF
Warehouse: 5,520 SF
Bonus Mezzanine: 2,280 SF

LOCATION

Located in NE Calgary, Skyline East Industrial district, with convenient access to major thoroughfares for shipping and distribution.



Drive Times:

Deerfoot Trail SE: **5 minutes**

Calgary Airport: **9 minutes**

Stoney Trail: **15 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



Prime Industrial park location



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