2,445 sf

End-cap Unit 175

OFFICE+WAREHOUSE IN STONEGATE LANDING FOR SALE

12318 Barlow Trail NE

Calgary

1 (12'x14') drive-in

200A, 120/208V

24' Ceiling height

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BARCLAY STREET REAL ESTATE
LOCAL EXPERTISE MATTERS

#not in my city

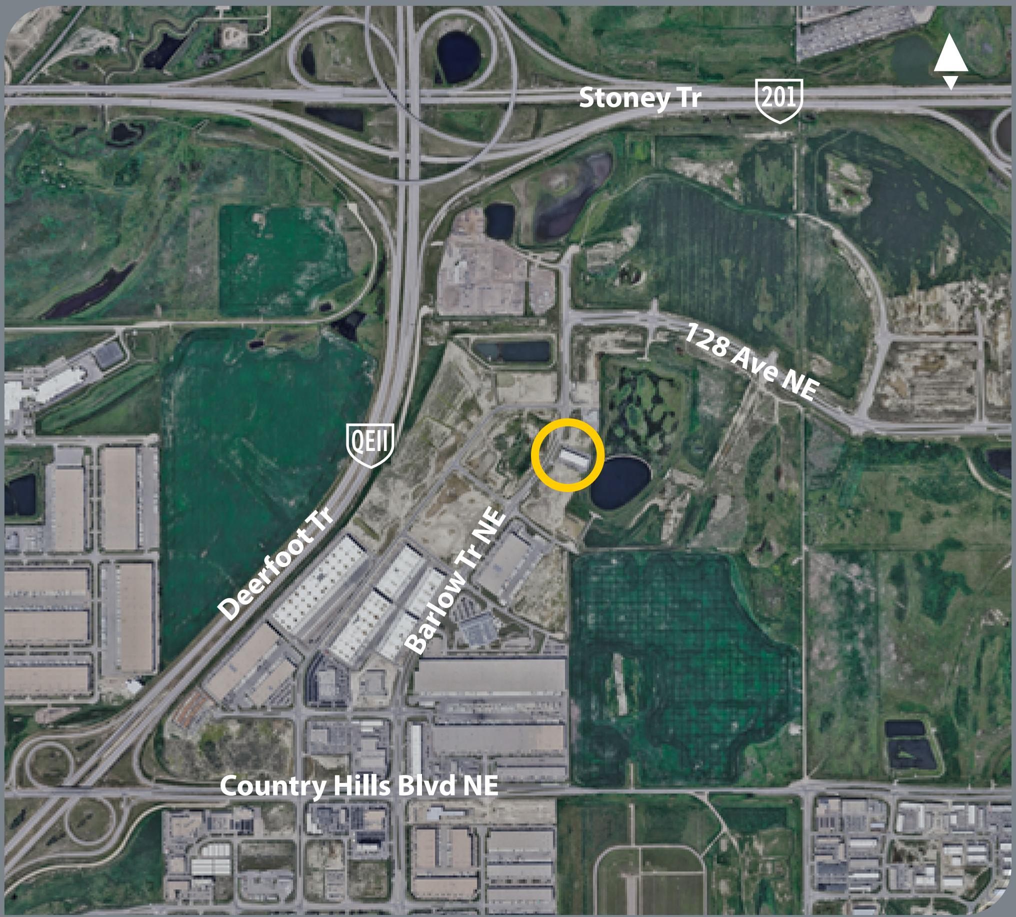
MODERN INDUSTRIAL HUB

Located within the growing StoneGate Landing industrial area, the property is well connected to Calgary's major transportation network, with quick access to Deerfoot Trail and Stoney Trail via Country Hills Boulevard NE

FEATURES

Modern, newly constructed end-cap unit with built-out office space on the main and second floors.

The warehouse features 24-foot clear ceilings, while additional windows in both the office and warehouse provide increased natural light throughout the space.



PROPERTY INFORMATION

ADDRESS:
12318 Barlow Trail NE, Calgary

DISTRICT:
StoneGate Landing

ZONING:
I-G, Industrial General

Video Tour

AVAILABLE FOR SALE:
UNIT 175
1,296 sq. ft. – warehouse
1,149 sq. ft. – office over 2 floors

TOTAL: 2,445 sq. ft.

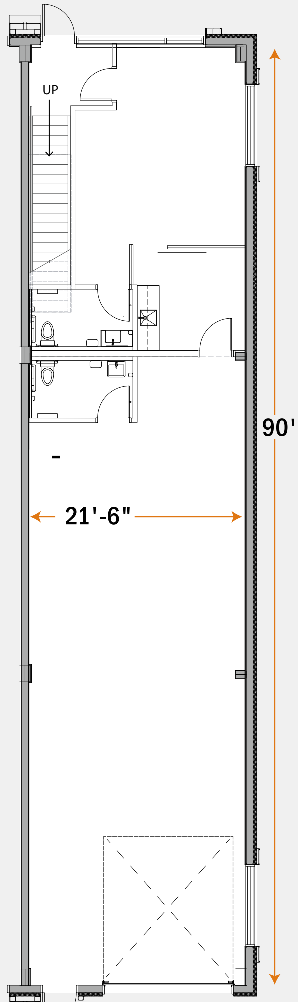
CEILING HEIGHT: 24' (clear, TBV)

LOADING: 1 (12'w x 14'h) drive-in

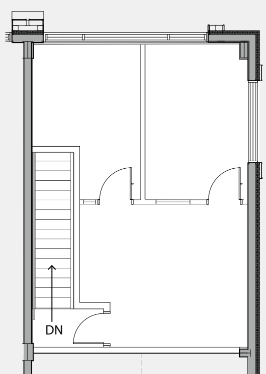
POWER: 200A, 120/208V (TBV)

HEATING:
Overhead gas-fired heater unit

FEATURES:
- End-cap unit featuring extra windows in both the office and warehouse.
- Floor: 6 inch concrete slab.
- Double row parking.



MAIN FLOOR



2ND FLOOR

FINANCIAL INFORMATION

AVAILABILITY: Vacant possession available from Dec. 16, 2026

CONDO FEES (2026):
$526.67 / mo

PROPERTY TAXES:
$16,334.74 (2026)

PRICE: $850,000

OWN vs LEASE ANALYSIS

	OWN	LEASE
Area	2,445 sq. ft.	2,445 sq. ft.
Purchase price / Lease rate	$850,000	$16.00 / sq. ft.
Down payment (20%)	$170,000	$0
Amount financed	$680,000	N/A
Monthly payment	$3,589	$3,260
Payments over 5 years	$215,351	$195,600
Principal paydown	$87,734	$0
Appreciation gain (3% annually)	$135,380	$0
Equity built over 5 years	**$393,113**	**$0**

At $850,000 the monthly ownership cost exceeds leasing by roughly $329/mo. However the equity return of $393,113 over five years means the buyer is effectively earning back $1.02 for every $1.00 of payment premium paid over leasing.

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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