

Salient Data Sheet

5520 53 Ave SE Calgary AB T2C 5G8



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Adapt Properties

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The information has been obtained from sources deemed reliable. We have no reason to doubt the accuracy; however, Adapt Properties and its Representatives are unable to guarantee it.

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Building		Additional Notes	
Main Floor Office	2,243	Corner Lot	
Second Floor Office	2,880	Fenced Yard	
Warehouse	<u>10,001</u>	Two Gates (West and South)	
Total (sqft)	15,124	Excellent Access to Major Routes	
Acres	1.59	Neighbourhood	Starfield Industrial
Clear Height	19'	Built	2011
Power	800 amp / 600 volt	Warehouse Length	100'
Make-Up Air	10,000 / 5,000 CFM	Property Taxes (2025)	\$85,350
Sump	Yes	Insurance Annual (2025)	\$3,579
Drain	Yes	Lease Rate	\$20.00 psf NNN
Overhead Doors	7 Drive-in (3 Drive-Through) Five 16' x 16' Two 16' x 18'	Lease Term	5 or 10 year
Crane	1 - 5 Ton 14'5" hook height	<u>Available: October 1, 2026</u>	

Key Details:

- 5520 53 Ave SE presents a rare opportunity to secure a true single-tenant industrial facility with fully secured yard space — ideal for mechanics, fleet operators, fabricators, manufacturing users, and a wide range of industrial businesses. The property offers the functionality, privacy, and flexibility that growing operators need, all within a hard-to-find standalone configuration.
- Available for lease beginning October 2026, with flexible 5- or 10-year term options to provide long-term stability for your operation.
- Direct landlord structure — no third-party property management and no management fees, keeping occupancy costs straightforward and transparent.
- Opportunities like this are rarely available. Contact us today to discuss how this property can support your business.

Site Photos:



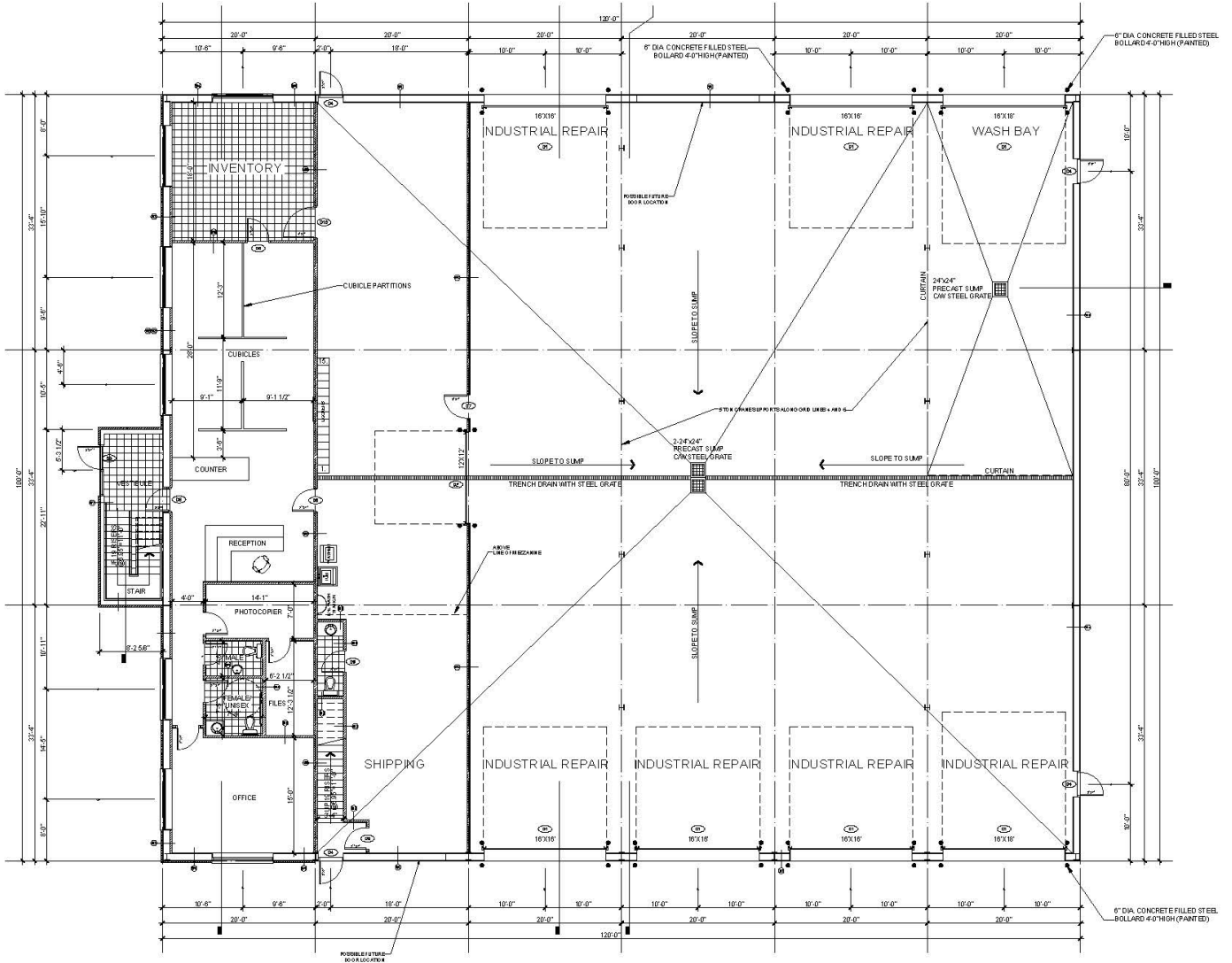
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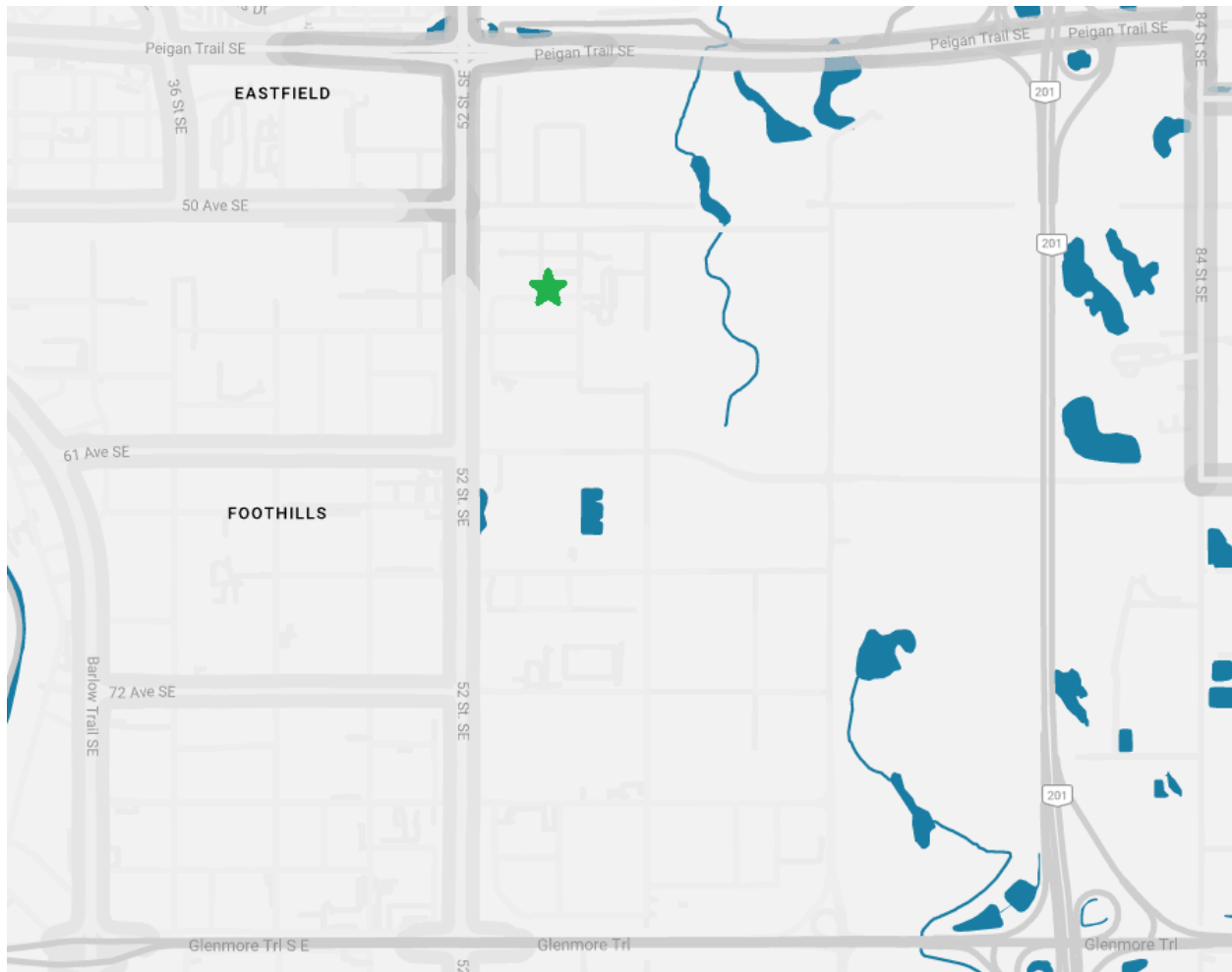
Floorplan:



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Location:

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- Excellent location in Starfield Industrial, with direct access to Foothills Industrial, Great Plains, and the 61st Avenue overpass to Rocky View County.
- Quick access to major roadways including:
 - 52nd Street SE
 - Peigan Trail
 - Stoney Trail
 - Barlow Trail
 - Deerfoot Trail
 - Glenmore Trail

Location:

