

# \$14 - Unit 7, 5935 35 Street Se, Calgary

MLS® #A2246731

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Foothills, Calgary, Alberta

Available for Sublease, Unit 7 at 5935 35 Street SE offers 1,501 square feet of functional industrial space in Calgary's Foothills Industrial Park. The unit features one front-loading grade-level drive-in door, a private office, and a bonus mezzanine. With 19' clear height (TBV), 100-amp power supply (TBV), and I-G zoning, it is well-suited for a range of light industrial users. The space includes 161 SF of office and 1,340 SF of warehouse, and is available on a negotiable basis with the sublease term expiring January 31, 2030. Strategically located with quick access to Barlow Trail, Glenmore Trail, Piegan Trail, 52nd Street, and Deerfoot Trail, the property offers excellent connectivity for distribution and logistics. Operating costs are estimated at \$9.56 PSF (2025).

Built in 1979

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2246731   |
| Price      | \$14       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information



|             |                           |
|-------------|---------------------------|
| Address     | Unit 7, 5935 35 Street Se |
| Subdivision | Foothills                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2C 2G3                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 90               |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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