

\$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). Automotive uses are prohibited.

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	105

Listing Details

Listing Office	CDN Global Advisors Ltd.
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