

# SUBLEASE

±9,613 Sq. Ft.

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**9168 – 52 Street, Calgary, AB**

## INDUSTRIAL BAY W/ OFFICE

### Property Highlights

- Convenient access to major routes including Barlow Trail SE, Glenmore Trail, and Deerfoot Trail.
- One grade-level drive-in door and one dock-loading door for flexible loading options.
- On-site yard space ideal for storage or vehicle maneuvering.
- Eight dedicated parking stalls for staff and clients.
- Includes 1,000 sq. ft. of professionally finished office space.



403.930.8180



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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Calgary, AB | T2H 2S3



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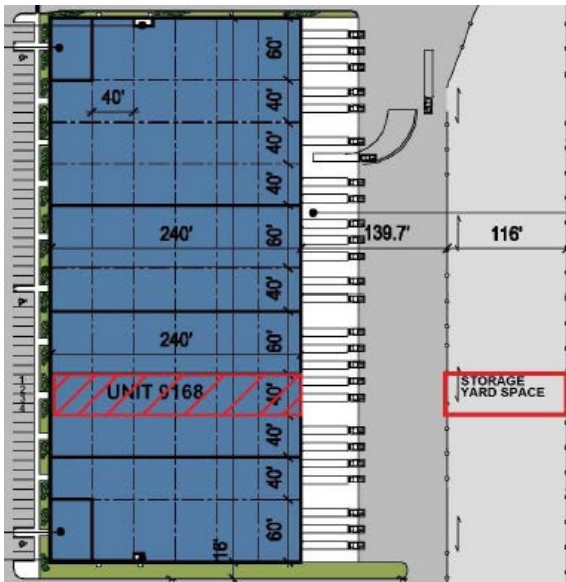


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### Floor Plan





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### Property Information

**Municipal Address:** 9168 - 52 Street, Calgary, AB

**Legal Address:** Plan 011284 Block 1 Lot 2

**Size:** 9,613 Sq. Ft. (+/-)

**Zoning:** I-G

**Parking:** 8 dedicated stalls

**Loading:** (1) 12'X 14' Grade | (1) Dock Door

**Possession:** October 1, 2025

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**Lease Rate:** \$9.00/Sq. Ft.

**Op Costs:** TBD

### Contact

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### Demographics within 5KM

