

\$16 - 20, 999 57 Avenue Ne, Calgary

MLS® #A2247845

\$16

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Deerfoot Business Centre., Calgary, Alberta

For lease in Calgary's Deerfoot Business Park, this 3,009 sq. ft. industrial bay offers a high-quality office build-out and prime location just one block east of Deerfoot Trail, adjacent to Deerfoot City. The unit features 1,090 sq. ft. of office space with energy-efficient LED lighting and a CO2-activated air exchange system for overnight vehicle parking, as well as 1,919 sq. ft. of heated warehouse space with both overhead gas and radiant heaters. The warehouse includes a 12'™W x 14'™H drive-in door with electric opener, exterior common dock access at the south end of the property, and 100 Amp @ 600 Volt power stepped down to 200 Amp @ 120/208. Ample double-row front parking and a large marshalling area add to the property's functionality. Zoned Industrial General (I-G), the site offers excellent transportation connectivity with quick access to Deerfoot Trail (4 minutes), Calgary International Airport (8 minutes), and Stoney Trail (14 minutes), and is surrounded by numerous retail, restaurant, and service amenities. No Automotive Mechanic uses allowed.

Built in 2014

Essential Information

MLS® #	A2247845
Price	\$16
Bathrooms	0.00



Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	20, 999 57 Avenue Ne
Subdivision	Deerfoot Business Centre.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 8X9

Additional Information

Date Listed	August 11th, 2025
Days on Market	6

Listing Details

Listing Office	CDN Global Advisors Ltd.
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