

STARFIELD INDUSTRIAL PARK  
// 43,566 SF on 2.25 Acre Site

**FOR SALE**  
**5495 61 Avenue SE, Calgary, AB**



**Jeff Keet** Senior Vice President | Associate  
403.519.9618 | [jkeet@cdnglobal.com](mailto:jkeet@cdnglobal.com)

**Paul Cunningham** Vice President | Associate  
403.714.2803 | [pcunningham@cdnglobal.com](mailto:pcunningham@cdnglobal.com)

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors

# PROPERTY HIGHLIGHTS



**Strategic Location:** Positioned in the heart of centrally located Starfield Industrial Park with direct exposure to 61 Avenue SE. This facility offers excellent access to Calgary's key logistics corridors such as Peigan Trail, 61st Avenue SE, Stoney Trail, Deerfoot, Glenmore & Barlow Trail.

**Construction Quality:** A modern, A-class industrial building with 10 drive-in doors, ESFR sprinklers, and 1600A 3-phase power. Ideal for manufacturing, fleet operation services, and other industrial uses requiring ample drive-in loading doors.

**Versatility:** Starfield 61 was originally envisioned as a 10-unit condo project. Current owner purchased the full building, so interior space is wide open. Building can easily be demised to accommodate an owner/user that wants to either sell or lease-out any additional bays. Separately metered utilities are set up. The building could be converted to a condominium but is currently a fee simple building with single title.

**Availability & Status of Property:** Premises has been leased to end of January of 2027. Property can be sold with Closing Date at expiration of existing Lease, or on an immediate basis with Tenant in-place.

**Site & Parking:** This is a stand-alone property on a 2.25 Acre site. Occupant has ability to use the yard space at its own discretion.

**Telecommunications Income:** Rogers Communications tower on-site generates \$17,600.00 per annum with increases of 10% on each 5-year renewal.

## PROPERTY OVERVIEW

<b>Property Name:</b>	Starfield 61
<b>Address:</b>	5495 61 Avenue SE, Calgary, AB
<b>District:</b>	Starfield Industrial Park
<b>Zoning:</b>	Industrial General (I-G)

<b>Total Square Footage:</b>	43,566 SF
<b>Main Level Size:</b>	33,996 SF
<b>Second Level Size:</b>	9,570 SF
<b>Site Area:</b>	2.25 Acres

<b>Clear Height:</b>	26'
<b>Sprinkler System:</b>	ESFR
<b>Loading:</b>	10 Drive-in doors (14'w x 16'h)
<b>Lighting:</b>	LED
<b>Power:</b>	1600A, 347/600V
<b>Heating:</b>	10 suspended gas unit heaters
<b>Sale Price:</b>	Market
<b>Property Tax:</b>	\$155,940.00 (est. 2025)
<b>Availability:</b>	February 1st, 2027

[illegible]



# LOCATION



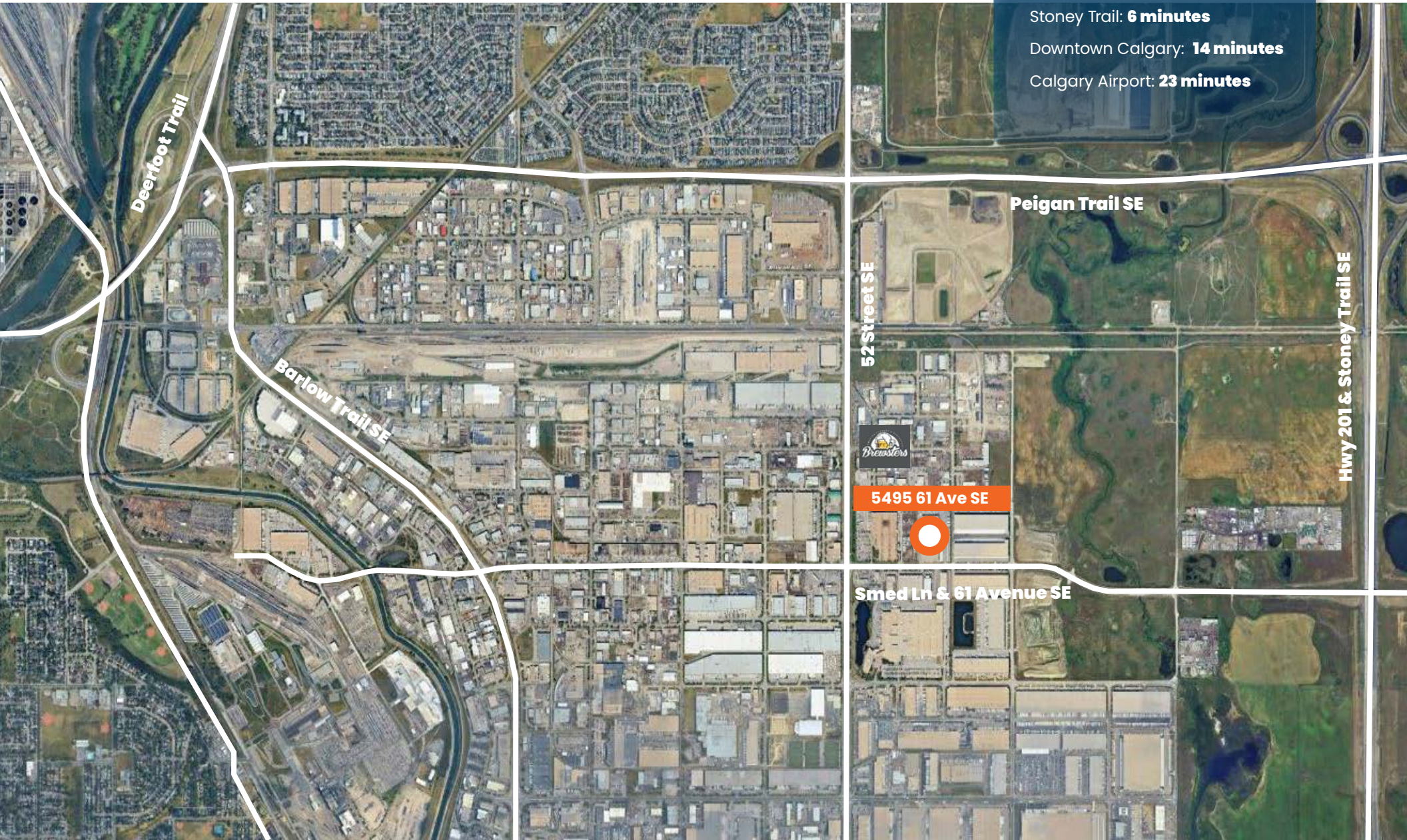
## Drive Times:

Deerfoot Trail SE: **6 minutes**

Stoney Trail: **6 minutes**

Downtown Calgary: **14 minutes**

Calgary Airport: **23 minutes**







This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

**Jeff Keet** Senior Vice President | Associate  
403.519.9618 | [jkeet@cdnglobal.com](mailto:jkeet@cdnglobal.com)

**Paul Cunningham** Vice President | Associate  
403.714.2803 | [pcunningham@cdnglobal.com](mailto:pcunningham@cdnglobal.com)

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010  
Calgary, Alberta T2P 3T7 [www.cdnglobal.com](http://www.cdnglobal.com)

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors