



## INDUSTRIAL BUILDING AND YARD FOR LEASE

8459 23 Avenue NE  
Calgary

12,248 sq. ft. on 1.67 acres

**Bruce Hubbard**  
Broker  
403-540-7176 | bhubbard@lbhrealty.com

**Dylan Pritchard**  
Associate  
403-831-5060 | dylan@lbhrealty.com

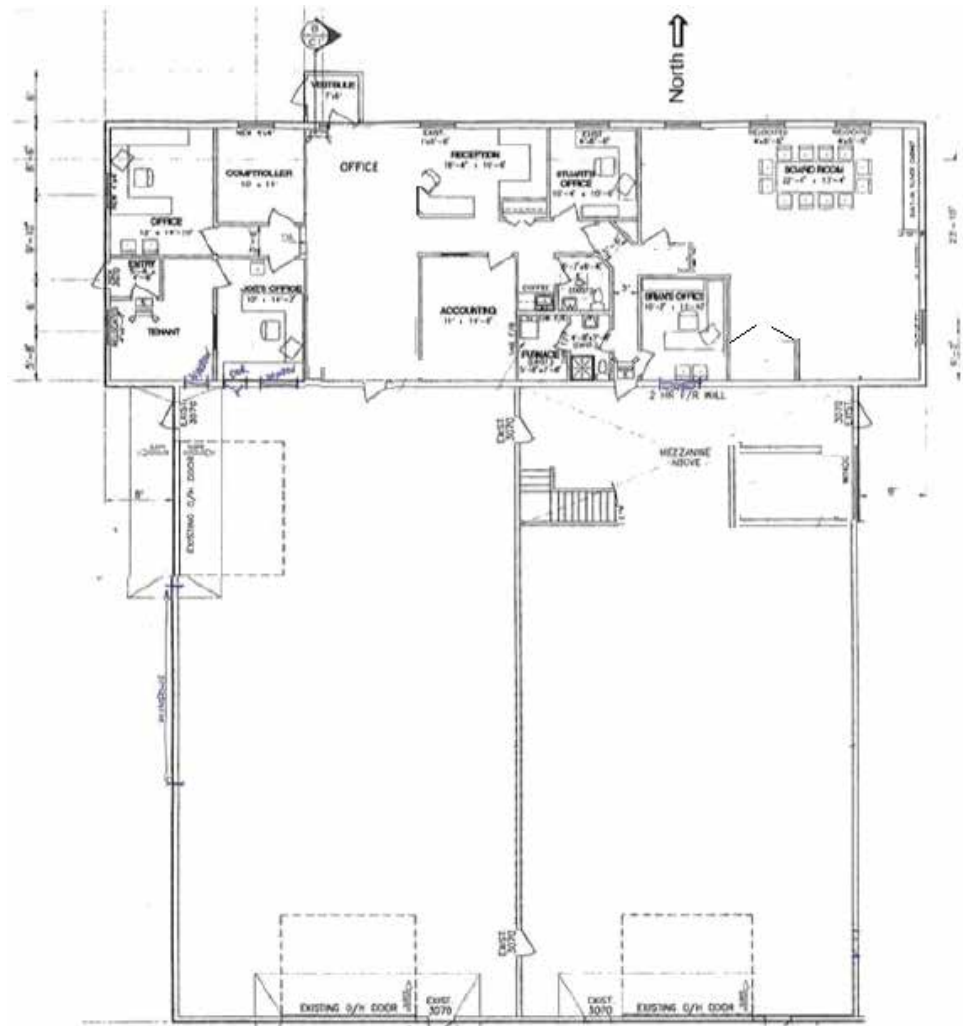


**LB HUBBARD**  
realty group

403-700-7311 | 5218 - 86 Avenue S.E. Calgary AB T2C 4L7 | [www.lbhrealty.com](http://www.lbhrealty.com)



# Main Shop & Office Plan



## PROPERTY INFORMATION

**ZONING:**  
I-G (Industrial)

**AVAILABLE FOR LEASE:**  
Buildings: 12,248 sq ft

**Main Shop & Office** 9,048 sq ft

- 3,027 sq ft Office
- 6,021 sq ft Shop
- Mezzanine: 640 sq ft (Bonus Space)

**Secondary Shop** 3,200 sq ft

**Yard:** 1.67 Acres  
Gravelled/Compacted/Fenced

**BUILDING SPEC:**  
Main Building:

- Trench sump
- Make-up Air
- 2 Drive-in Bays
- Ceiling - 20 ft
- Power 400 amp 120/208V 3 Ph (TBV)

**Secondary Building**

- Make-up Air
- 1 Drive-in Door

**AVAILABILITY:**  
June 1, 2026

**LEASE RATE:**  
\$17.50 per sq. ft.

**OP. COST:**  
\$3.75 per sq ft (est 2025)

**PROPERTY TAXES:**  
\$34,953 (2025)

**LEASE TERM:**  
3 to 5 Year

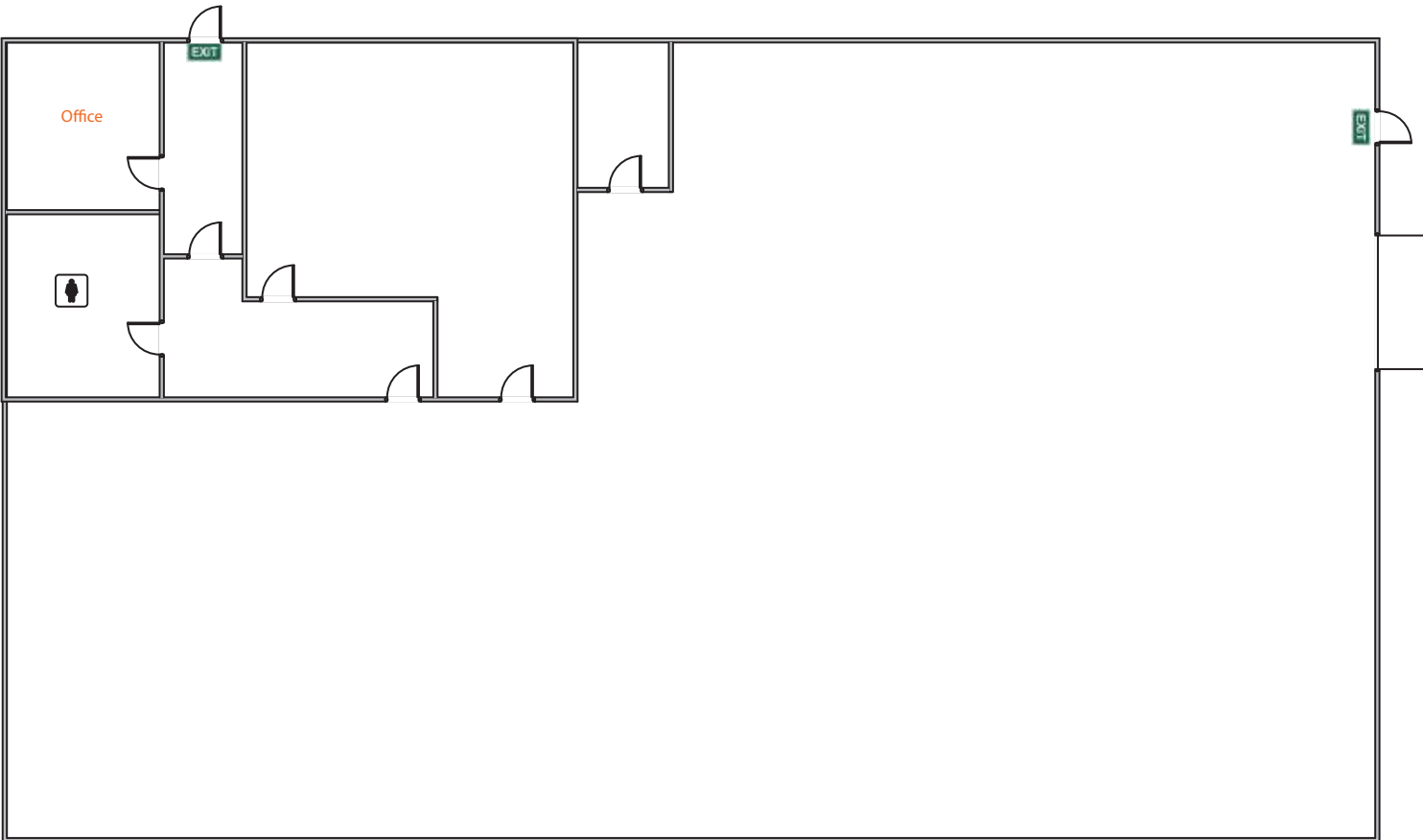


Disclaimer: Each page of this information package is intended for information purposes only and contains information obtained from other sources believed to be correct but which does not form part of any present or future contract. L B Hubbard realty group assumes no responsibility for the degree of accuracy of such information contained herein. Prices or rates quoted do not include the Goods and Services Tax. This property is subject to change and /or withdrawal from the market without notice.



REALTOR.ca®





Disclaimer: Each page of this information package is intended for information purposes only and contains information obtained from other sources believed to be correct but which does not form part of any present or future contract. L B Hubbard realty group assumes no responsibility for the degree of accuracy of such information contained herein. Prices or rates quoted do not include the Goods and Services Tax. This property is subject to change and /or withdrawal from the market without notice.



REALTOR.ca®



# LB HUBBARD

realty group