

FOOTHILLS II - C
7505 48 STREET SE
CALGARY, AB

Triovest



INFO



PLANS



IMAGES



LOCATION



WEB



Main and Second Floor Office Pods Available

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Triovest Realty Advisors Inc.
BROKERAGE

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Calgary, AB T2G 1B1

triovest.com



HOME



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THE PROPERTY

Foothills Phase II is I-G (Industrial General) zoned and is located in the Foothills Industrial Park in Southeast Calgary. The complex consists of three buildings with primary frontage along the south side of 72nd Avenue SE. Access to the site is from multiple curb cuts along both 48th Street SE and 72nd Avenue SE. Additionally, a rail spur line forms the south site boundary and provides direct rail access to Building C docks. Ample on-site surface parking is available for staff and customers.

SPACE DETAILS

YEAR BUILT	1994
ZONING	I-G: Industrial General
BASIC RENT	Market
ADDITIONAL RENT	\$5.04 psf (2023 estimate)
PARKING	95 surface stalls, ample surface parking on site
OTHER FEATURES	<ul style="list-style-type: none">• Public transportation directly in front of building• In-suite washrooms• Subway, Tim Hortons, McDonalds nearby• Easy access to Barlow Trail and Glenmore Trail

FLOOR PLAN

SUITE #110 | 2,389 SF

NEXT



HOME



INFO



PLANS



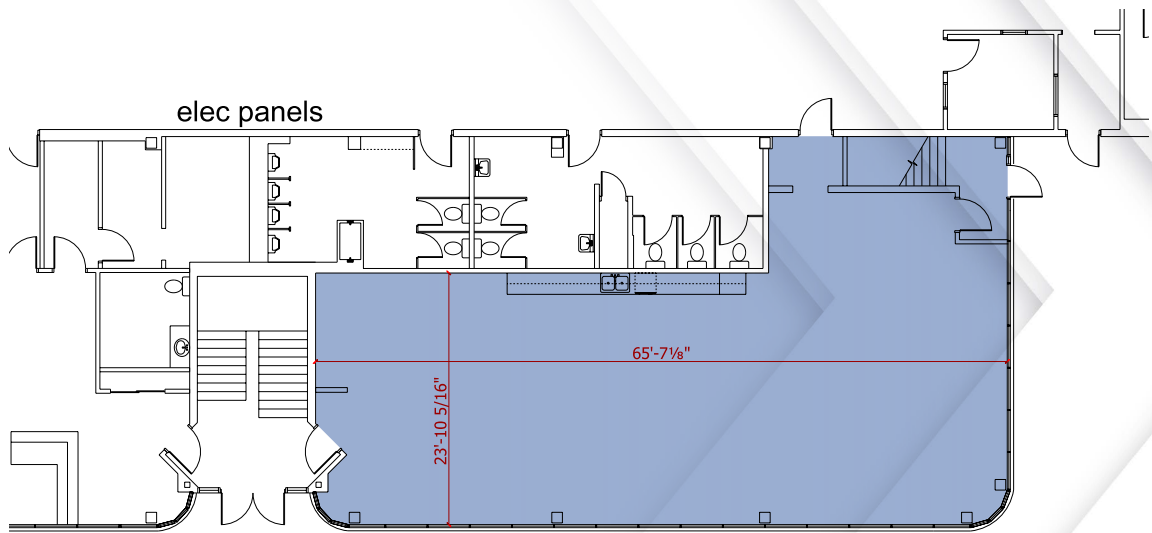
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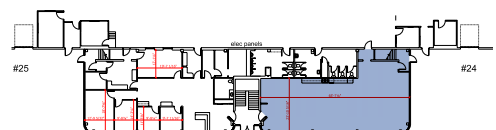
LOCATION



WEB



- Large open area with tile flooring
- Abundance of natural light
- Floor to ceiling windows
- In-suite washrooms
- Kitchen
- Ample free parking



FLOOR PLAN

SUITE #255 | 2,410 SF

PREVIOUS



HOME



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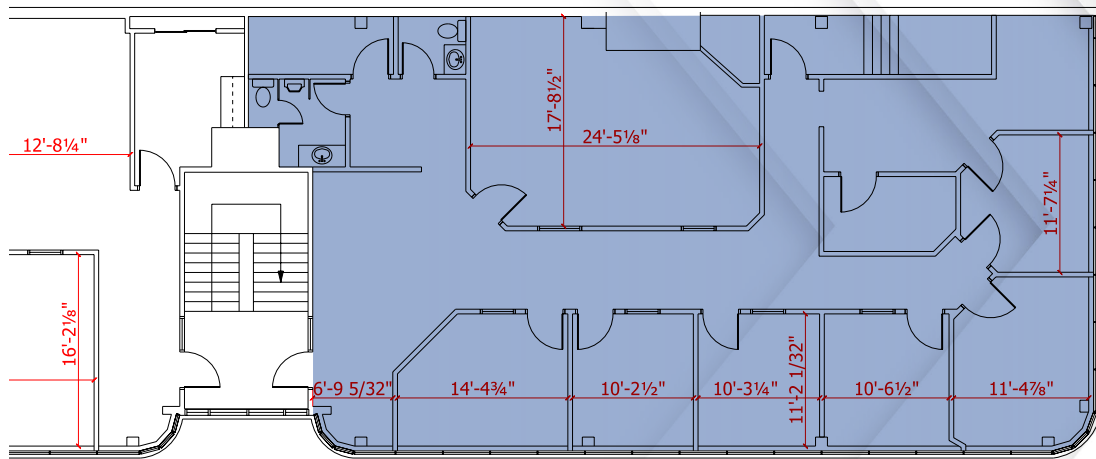
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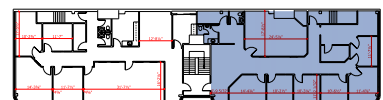
LOCATION



WEB



- 6 exterior offices, 1 interior office
- Boardroom or conference room
- In-suite washrooms
- Access via stairs



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SUITE #110 | 2,389 SF



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MAP

NEXT



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PLANS



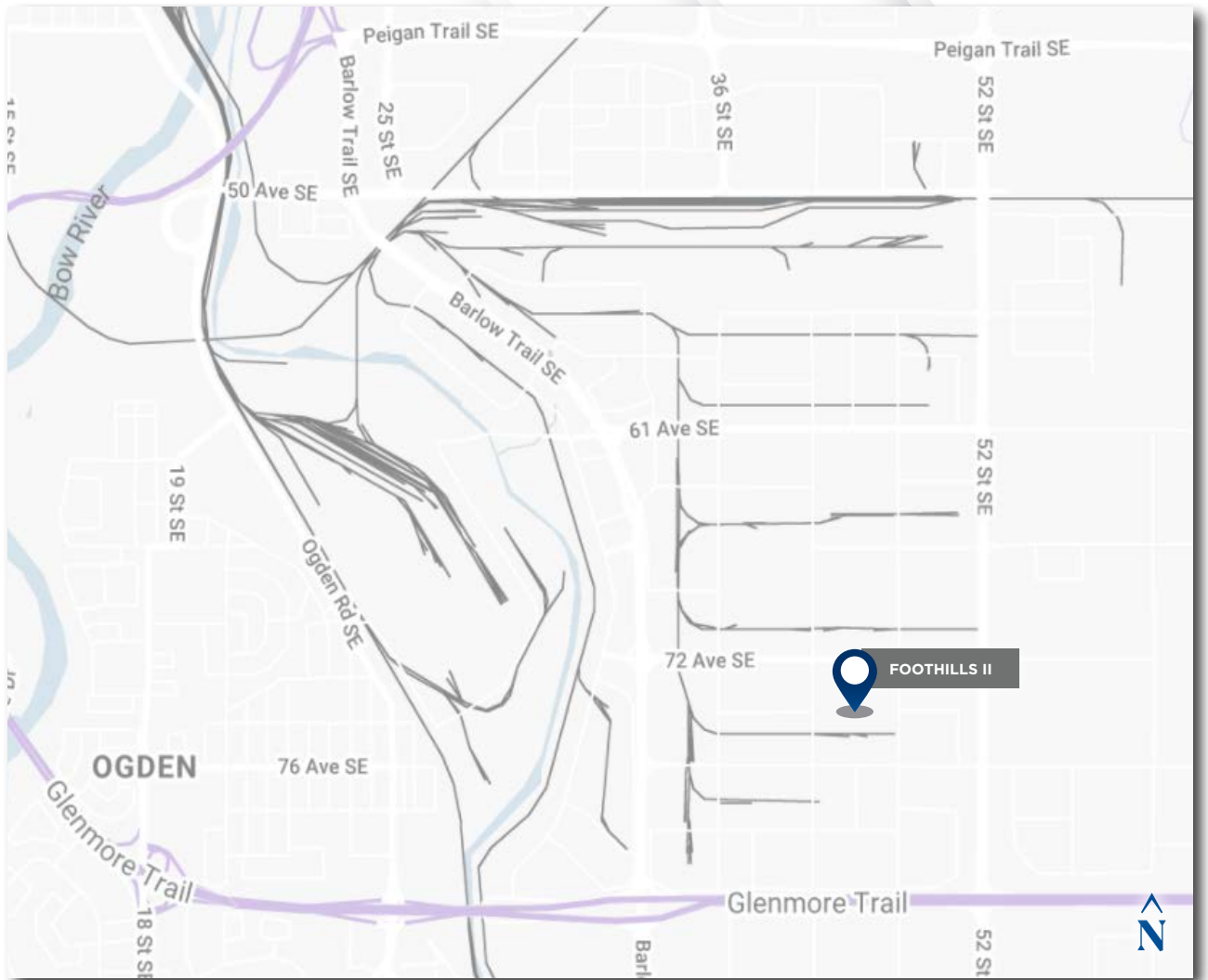
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AMENITIES MAP

PREVIOUS



HOME



INFO



PLANS



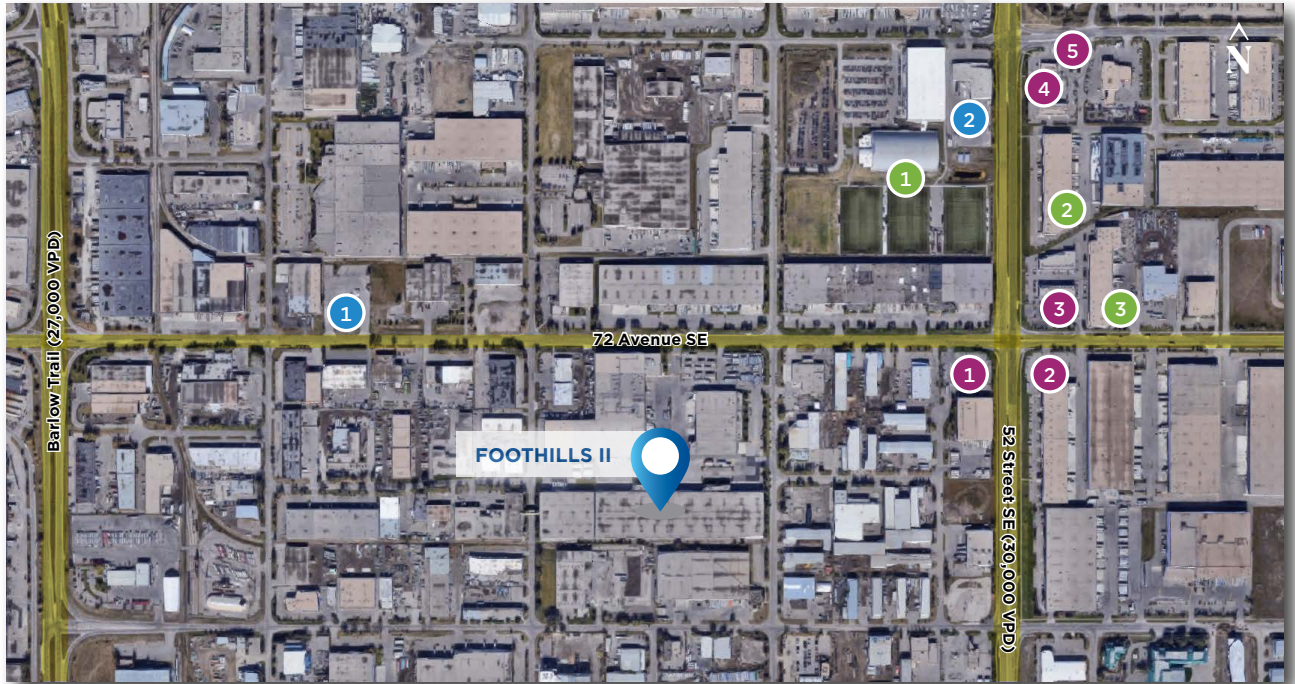
IMAGES



LOCATION



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Restaurants

1. Tim Hortons
2. A&W Canada
3. McDonald's
4. Dairy Queen
5. Subway



Drive Times

- 3 minutes: Glenmore Trail
- 5 minutes: Peigan Trail
- 7 minutes: Stoney Trail
- 20 minutes: Downtown Calgary
- 25 minutes: YYC International Airport



Gas Stations

1. Shell
2. Esso



Sports & Recreation

1. Calgary Soccer Centre
2. X Factor Indoor Golf
3. Flying Squirrel Trampoline Park

ABOUT TRIOVEST



HOME



INFO



PLANS



IMAGES



LOCATION



WEB



8

CORPORATE OFFICES
CANADA-WIDE



460

EMPLOYEES



384

PROPERTIES ACROSS
CANADA



44

MILLION
SQUARE FEET



\$12

BILLION
PORTFOLIO UNDER
MANAGEMENT



\$3

BILLION
UNDER DEVELOPMENT

Triovest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.

Over the years, we have achieved an enviable record of success through our investments and excellence in management. Triovest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. Triovest employs 460 employees to manage 384 properties out of regional offices in Toronto, Montreal, Mississauga, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.