



FOR SUBLEASE

UNIT 4929 77th Avenue SE Calgary, AB

Brendon Kitzul

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KPLI
COMMERCIAL

77th Avenue SE Calgary, AB

UNIT 4929

6,754 SF

Availability	January 1, 2027
Expiry	November 29, 2031
Sublease Rate	Below Market
Op Costs	\$5.19 (est.2026)
Loading	3 Drive in Doors
Power	200 AMP (TBD)
Zoning	I-G (Industrial General)
HVAC & Ventilation	11,000 CFM Make-Up Air (MUA) Unit 10,000 CFM Rooftop Unit (RTU)



UNIT 4929 - MEZZANINE
= 230 S.F.

The floor plan shows a mezzanine level with the following features and dimensions:

- Entrance and Stairs:** Located at the top left, with a staircase labeled "UP".
- Drive-In Areas:** Three drive-in areas are marked with dashed lines and labeled "DRIVE-IN H:13'-9" x W:13'".
- Room Layouts:** Includes a large open area, a bathroom area with multiple stalls, and a storage area labeled "F".
- Dimensions:**
 - Overall width: 81'-2"
 - Overall depth: 47'-11"
 - Room dimensions include 19'-11", 14'-8", 11'-4", 54'-10", 38'-2", 36'-1", 29'-10", 29'-8", 6'-11", 11'-7", 12'-10", 12'-7", 19'-9", 28'-9", 27'-4", and 28'-9".
- Structural Details:**
 - JOIST DIRECTION:** Indicated by a horizontal arrow.
 - CEIL. HT. TO U/S OF BEAM:** 18'-4"
 - CEIL. HT. TO U/S OF JOIST:** 17'-11"
 - CEIL. HT. TO U/S OF DECK:** 19'-6"
 - ELEC.:** Electrical symbols are present in the top and bottom center.
 - FH:** Fire hazard symbol located near the center-right.

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CONTACT US FOR MORE INFORMATION



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