



FREE-STANDING BUILDING AND OPTIONAL LOT FOR LEASE

6127 Barlow Trail SE
Calgary

» Located on busy intersection of Barlow Trail and
61 Avenue SE



Andrew Sherbut, VICE PRESIDENT, PARTNER

C: 403-607-1819

O: 403-290-0178

asherbut@barclaystreet.com

Myles Scheske, SR. ASSOCIATE

C: 403-968-9859

O: 403-290-0178

mscheske@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



» Excellent visibility and signage opportunities on Barlow Trail.

LEASE INFORMATION

MUNICIPAL ADDRESS:
6127 Barlow Trail SE, Calgary

ZONING: I-C

AVAILABLE FOR LEASE:

■ **BUILDING:**

» 2,500–7,500 sq. ft. – Main floor.

» 2,500 sq. ft. – Lower floor

TOTAL: Up to 10,000 sq. ft.

■ **OPTIONAL LOT:**

» ±24,000 sq. ft. Paved and fenced.

TERM: 5-10 years

T.I.A.: Negotiable

PARKING: 36 surface stalls

OP. COSTS:

» Building: \$13.00 per sq. ft. (est.)

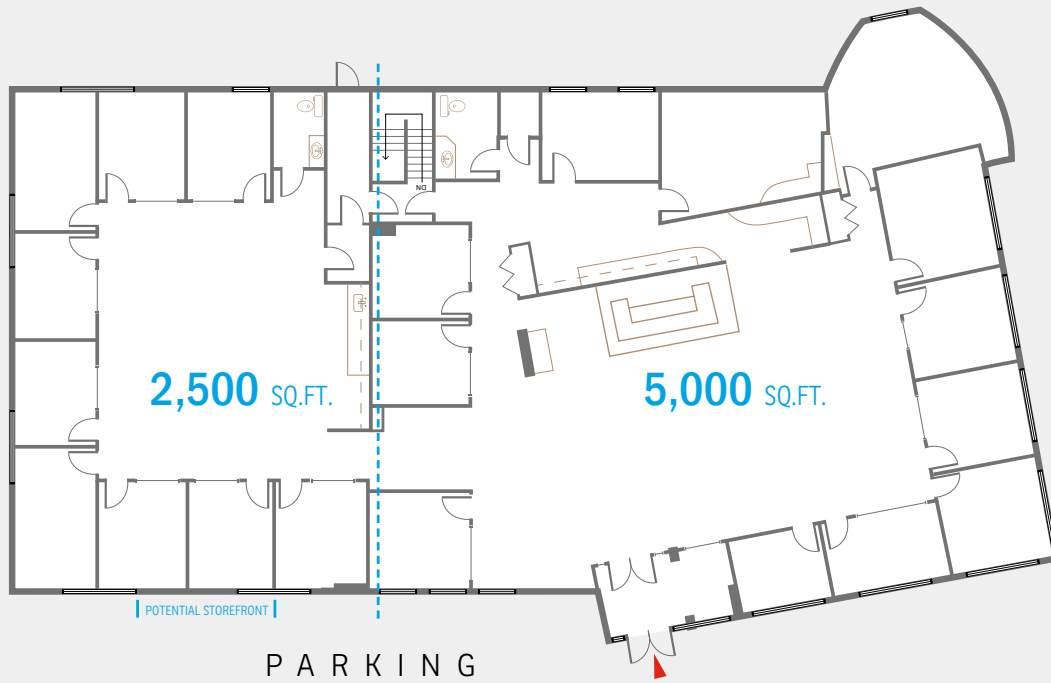
» Optional Lot: \$1.25 per sq. ft. (est.)

NET RENT: Market rates

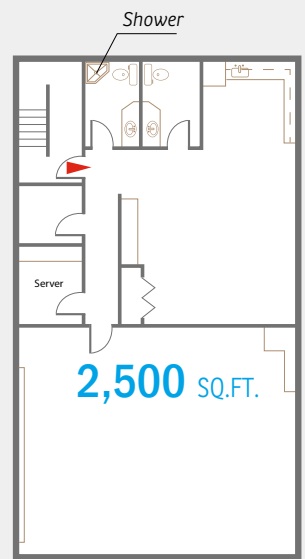


FREE-STANDING BUILDING

10,000 SQ.FT. **DEMISABLE**



MAIN FLOOR



LOWER FLOOR



Main floor



MAIN FLOOR



LOWER FLOOR

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LOCAL EXPERTISE MATTERS