



Colliers

For Sale

New Generation Industrial Condo

Unit 2080, 220 Manning Road NE, Calgary, AB

Patrick Sailer

Vice President
+1 403 538 2525
patrick.sailer@colliers.com

Jason Isfeld

Associate
+1 403 681 2632
jason.isfeld@colliers.com

Evan Truman, CCIM

Senior Vice President | Partner
+1 403 215 7252
evan.truman@colliers.com

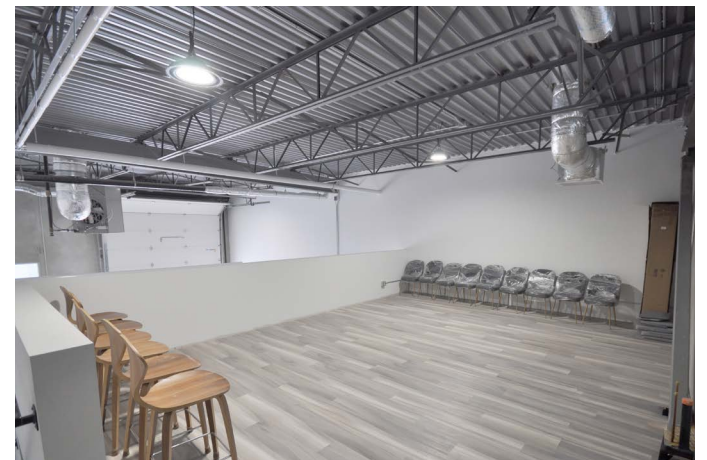
Michael Massing, SIOR

Vice President
+1 403 669 6028
michael.massing@colliers.com

Colliers
330, 115 Quarry Park Road SE
Calgary, AB T2C 5G9
www.colliers.com/calgary

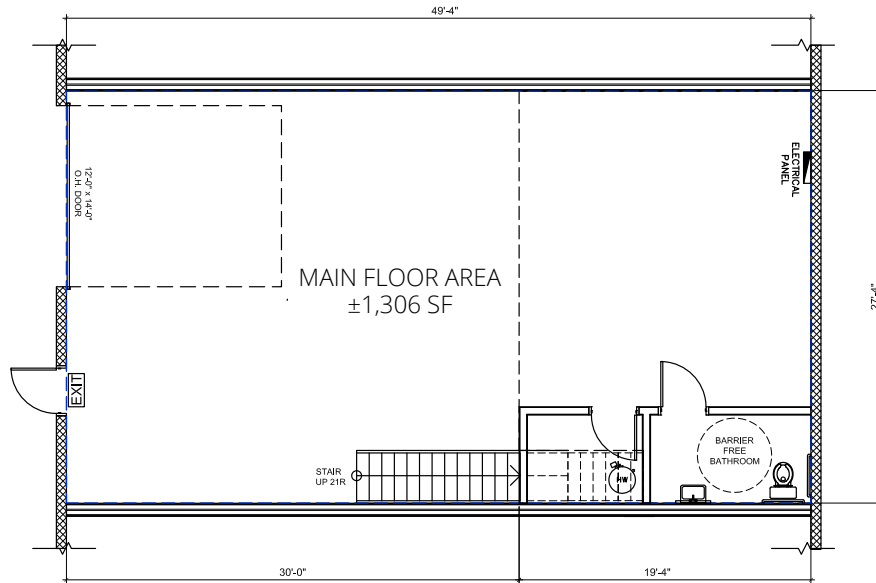
Property Overview

District	Mayland
Year Built	2020
Zoning	I-C (Industrial Commercial)
Main Floor Area	±1,306 SF
Mezzanine Area	±607 SF
Total Area	±1,912 SF
Ceiling Height	22' clear
Loading	1 (12' x 14') drive-in door
Power	200 Amps, 120/208 Volts, 3 Phase (TBV)
Make-up Air	Yes (Spec TBV)
Purchase Price	\$650,000.00
Property Taxes (2026)	\$12,503.00
Condo Fees (2026)	\$409.56 per month
Available	Immediate

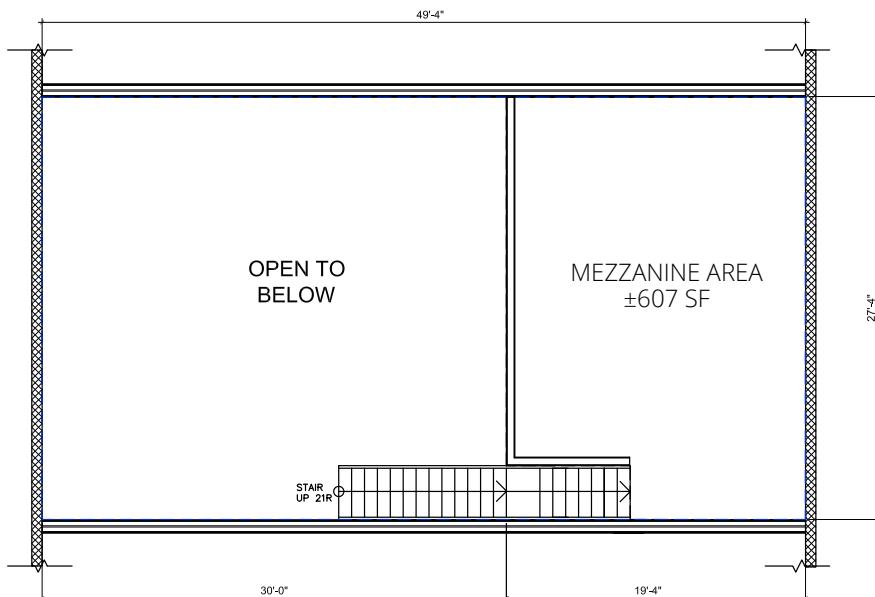


Floor Plan

Main Floor



Mezzanine



Features

- Turnkey unit, great opportunity for a small business or toy garage
- Epoxy Floor
- Floor Drain
- Developed by reputable Telsec Property Corp.
- Quick access to major transportation routes including Deerfoot Trail, Memorial Drive, Barlow Trail and Trans Canada Highway

1,912
square feet
available



Colliers

2080, 220 Manning Road NE

Patrick Sailer

Vice President
+1 403 538 2525
patrick.sailer@colliers.com

Jason Isfeld

Associate
+1 403 681 2632
jason.isfeld@colliers.com

Evan Truman, CCIM

Senior Vice President | Partner
+1 403 215 7252
evan.truman@colliers.com

Michael Massing, SIOR

Vice President
+1 403 669 6028
michael.massing@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. 2026 CMN Calgary Inc.



collierscanada.com

Accelerating success.