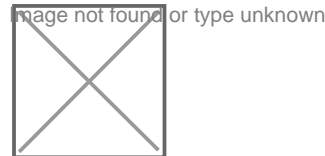


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1258 73 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
25301


MLS ID:
A2131594

\$13



 **DAN SHUTE**
 (403) 253-0333

 Tyler Realty Corp. Ltd.
 403-253-0333

 1258 73 Avenue SE, Calgary , Alberta T2H 2V5

Transaction Type For Lease	Days On Market 109	Lease Amount 13.00
Lease Frequency Annually	Lease Term Negotiable	Subdivision East Fairview Industrial
Year Built 1988	Structure Type Flex	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 9210567	Building Area (Sq. Ft.) 6512.00
Building Area (Sq. M.) 604.98	Heating Natural Gas	Inclusions Potential for office furnishings
Restrictions None Known	Reports None	

Updated NET RATE and op. costs. INNER CITY professional commercial office/warehouse unit with rear fenced paved yard!! Convenient access just off 11th Street S.E. and just north of of showroom/big box format commercial/retail businesses. Paved parking right out front. Professional offices on two levels in good condition. I-C (Industrial Commercial) land use offers opportunities including (but not limited to) retail consumer service, health care service, vet clinic, offices, food service, specialty stores, building supply centre and note that child care is a discretionary use. Rear loading and yard area is paved and fully secured. Front entry lobby and stairwell offers potential options for a 2nd level office subtenant (if desired). The warehouse area does have a 2 compartment floor sump.

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