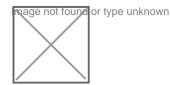


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1258 73 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 25301

MLS ID: A2131594

\$13



- A DAN SHUTE
- (403) 253-0333
- Tyler Realty Corp. Ltd.
- **403-253-0333**
- 1258 73 Avenue SE, Calgary , Alberta T2H 2V5

Transaction Type

Property Sub Type

For Lease

Days On Market

109

Lease Term

Lease Frequency Annually Negotiable

Year Built

Mixed Use

1988

Structure Type

Flex

Legal Plan

9210567

Building Area (Sq. M.)

604.98

Heating **Natural Gas**

Restrictions Reports None Known None

Lease Amount

13.00

Subdivision

East Fairview Industrial

Property Type

Commercial

Building Area (Sq. Ft.)

6512.00

Inclusions

Potential for office furnishings

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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