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26, 4407 116 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease


Location
Calgary, Alberta



Listing ID:
25659


MLS ID:
A2139791

\$14.50



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**WAREHOUSE/OFFICE
IN SOUTHBEND FOR LEASE**

Southbend Business Centre
4407 116 Avenue SE, Calgary



Transaction Type For Lease	Days On Market 81	Lease Amount 14.50
Lease Frequency Annually	Zoning I-G	Subdivision East Shepard Industrial
Building Type Warehouse	Year Built 2002	Structure Type Warehouse
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0214175
Building Area (Sq. Ft.) 2251.00	Building Area (Sq. M.) 209.12	Inclusions NA
Restrictions None Known	Reports Information Package	

**2251 SF industrial condo **1 drive-in door 12' x 12' ** 20' clear ceiling height **double row parking **mezzanine **located in Southbend **available July 1 **Asking Rent \$14.50 psf Annually **Op Costs \$7.31 psf Annually **HVAC - main floor (showroom) area and mezzanine **Gas fired overhead heat in warehouse **Power - 125 amp - 110 / 208 / 600 volts 3 phase **Data networking throughout **Alarm + security cameras **Single accessible washroom - main level **Kitchenette - mezzanine **Fiber (TBC)

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