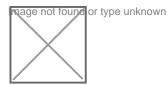


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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



- **△** SHARON BERCUSON
- (403) 874-9078
- □ Century 21 PowerRealty.ca
- **403-288-2121**

rM1

26, 4407 116 Avenue SE, Calgary, Alberta T2Z 3Z9

**Transaction Type** 

For Lease

**Days On Market** 

**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

Legal Plan

0214175

Building Area (Sq. Ft.)

2251.00

Building Area (Sq. M.)

**Property Sub Type** 

Inclusions

209.12

Industrial

NA

Restrictions

Reports

None Known 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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