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## 2727 CENTRE AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
26239


**MLS ID:**  
A2148477

**\$14**



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 Paramount Real Estate Corporation  
 403-269-1103

 2727 Centre Avenue SE, Calgary , Alberta T2A 2L4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 37	<b>Lease Amount</b> 14.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> I-G	<b>Subdivision</b> Meridian
<b>Year Built</b> 2010	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 4157JK	<b>Building Area (Sq. Ft.)</b> 18974.00
<b>Building Area (Sq. M.)</b> 1762.73	<b>Lot Size (Sq. Ft.)</b> 158349	<b>Lot Size (Acres)</b> 3.64
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Paramount Real Estate Corporation is delighted to offer a versatile commercial space for lease at 2727 Centre Avenue SE, Calgary, Alberta. This property is ideally situated in the heart of Calgary's industrial hub, providing a strategic location for businesses seeking a functional and accessible space. The property features a total size of 10,627 square feet, including 4,162 square feet of office space and 6,465 square feet of warehouse space. Additionally, there is a fenced yard area of approximately 2,500 square feet, offering secure and ample outdoor storage. The lease rate is set at \$14.00 per square foot per annum, with additional rent of \$4.87 per square foot per annum for 2024. The property is zoned as I-G (Industrial General) and will be available from January 1, 2025. Key features of this property include its prime central location with easy access to major transportation routes, such as Deerfoot Trail (4 minutes away) and the Stoney Trail Ring Road (10 minutes away). Security is enhanced by a fully fenced and secured storage yard with a compacted gravel base. The property also offers a front paved parking area and excellent office improvements. The warehouse is equipped with two dock height loading doors (8' x 10') and one grade level steel rolling door (12' x 14'). The clear ceiling heights in the warehouse range from 14' to 16', and the premises include existing crane foundations and infrastructure. Heavy power is available, with specifications to be determined.

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