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UNIT 3, 603 77 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
26337


MLS ID:
A2153955

\$17



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 Unit 3, 603 77 Avenue SE, Calgary , Alberta T2H 1C3

Transaction Type For Lease	Days On Market 30	Lease Amount 17.00
Lease Frequency Annually	Subdivision Fairview Industrial	Year Built 1972
Structure Type Flex	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 3099.00	Building Area (Sq. M.) 287.90	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

Rare 3,099 SF of flex/industrial space available for Sublease. Direct exposure to Blackfoot Trail SE and close proximity to Heritage Drive SE. It is I-C zoning (Industrial Commercial), which allow a wide variety of office, light industrial and retail uses. The layout is mainly warehouse space with two washrooms. The warehouse space includes 18 Ft of clear height, 100 amps of power (TBV), 2 Drive-in doors (1 x 12 Ft w x 14 Ft h; 1 x 10 Ft w x 12 Ft h) and 156 SF of bonus mezzanine (free of charge). Several retailers nearby such as Calgary's Farmer's Market and Deerfoot Meadows commercial. The Sublease term expires on February 28, 2028 (Approximately 3 years and 6 months). The Sublease rate is starting at \$17.00 PSF with Operating costs at \$5.27 (Est. 2023 – to be updated). Thus a total of \$22.27 PSF. Can't find the right space out there? Call to inquire about finding the right space to lease or purchase. NOTE: Automotive use is not permitted

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