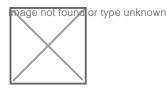


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

UNIT 3, 603 77 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 26337

MLS ID: A2153955

\$17



△ MANNY VERDUGO

□ CDN Global Advisors Ltd.

403-531-4336

B

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

Transaction Type

For Lease

Days On Market

30

Lease Amount

Property Sub Type

17.00

Lease Frequency

Annually

Subdivision

Property Type

Fairview Industrial

Year Built 1972

Structure Type

x Commercial

Industrial

Flex

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 wife 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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