

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

**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

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

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.