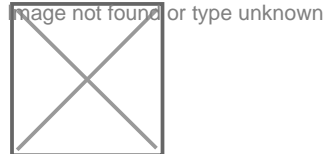


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

216 40 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
26882


MLS ID:
A2178815

\$15



 **KAMIL LALJI**
 (403) 294-1500

 CIR Realty
 403-294-1500

 216 40 Avenue NE, Calgary , Alberta T2E 2M7

Transaction Type For Lease	Days On Market 71	Lease Amount 15.00
Lease Frequency Annually	Lease Term Other	Zoning I-R
Subdivision Greenview Industrial Park	Year Built 1968	Structure Type Industrial
Property Type Commercial	Property Sub Type Office	Legal Plan 13511B
Building Area (Sq. Ft.) 4402.00	Building Area (Sq. M.) 408.96	Lot Size (Sq. Ft.) 18567
Lot Size (Acres) 0.43	Inclusions All on-site furniture.	Restrictions None Known

Reports

Aerial Photos, Floor Plans

Explore a worthwhile office rental opportunity within a beautiful free-standing brick building in Greenview Industrial District. Centrally located with quick access to Downtown Calgary and extremely well maintained with high quality office improvements, furnishings and modern upgrades. The main level includes an existing foyer/reception area, boardroom, along with a spacious open area that can be configured into a large office or something entirely unique for your business. Up above on the second level are additional office spaces, storage and workspaces. Fully equipped with office furniture, luxury plank flooring, beamed ceilings, an immaculate HVAC system, and illuminated by skylights and an abundance of big windows, this is a breathtaking space with endless potential for all types of professionals. The site is fully paved with 8 parking stalls out front, and is nestled between Centre Street and Edmonton Trail, along with additional nearby amenities that highlight this as a highly desirable destination.

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