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## PROFESSIONAL/OFFICE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
27409

**MLS ID:**  
A2189243

**\$15**



 **DANIEL SHIMONOV**  
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 YMK Real Estate & Management Inc.  
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 3517 17 Avenue SE, Calgary , Alberta T2A 0R5

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 470	<b>Lease Amount</b> 15.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> MU-1	<b>Subdivision</b> Southview
<b>Building Type</b> Commercial Mix,Low Rise (2-4 stories),Walk-up	<b>Year Built</b> 1972	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 5682GI
<b>Building Area (Sq. Ft.)</b> 12000.00	<b>Building Area (Sq. M.)</b> 1114.83	<b>Lot Size (Sq. Ft.)</b> 7663
<b>Lot Size (Acres)</b> 0.18	<b>Construction Type</b> Concrete	<b>Roof</b> Flat Torch Membrane
<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air	<b>Heating</b> Central,Forced Air,Natural Gas
<b>Access to Property</b> Accessible to Major Traffic Route,On Major Traffic Route,Paved Lane,Paved Road,Public Transportation Nearby,Visual Exposure	<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval
<b>Reports</b> Floor Plans		

BS"D 500-1000 SQ.FT Developed Office Space on high exposure corridor, minutes from downtown, below market gross rent available immediately. Fully air conditioned, male and female washrooms, ample storage, separate entrance, good site with a lot of improvements and area parking. Can accommodate many uses.Landlord might consider demising space into bigger units for strong Tenant.

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