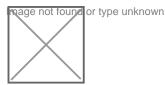


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## PROFESSIONAL/OFFICE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 27409

MLS ID: A2189243

\$15



- **△** DANIEL SHIMONOV
- **2** (403) 265-8333
- YMK Real Estate & Management Inc.
- **403-265-8333**
- 3517 17 Avenue SE, Calgary , Alberta T2A 0R5

**Transaction Type** 

For Lease

Lease Frequency

Annually

**Building Type** 

Commercial Mix,Low Rise (2-4

stories), Walk-up

Property Type

Commercial

**Building Area (Sq. Ft.)** 

12000.00

Lot Size (Acres)

0.18

Foundation

**Poured Concrete** 

**Access to Property** 

Accessible to Major Traffic Route,On Major Traffic Route,Paved Lane,Paved

Road, Public Transportation Nearby, Visual Exposure

Reports

Floor Plans

**Days On Market** 

281

**Zoning** MU-1

Year Built

1972

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

1114.83

**Construction Type** 

Concrete

Cooling

Central Air

Inclusions

N/A

**Lease Amount** 

15.00

Subdivision

Southview

Structure Type

Mixed Use

Legal Plan

5682GI

Lot Size (Sq. Ft.)

7663

Roof

Flat Torch Membrane

Heating

Central, Forced Air, Natural Gas

Restrictions

Landlord Approval

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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