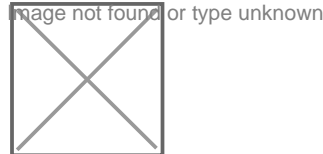


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 104, 4116 64 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
28417


**MLS ID:**  
A2154843

**\$12**



 **PAUL LOUTITT**  
 (403) 245-0773

 Century 21 Bamber Realty LTD.  
 403-245-0773

 104, 4116 64 Avenue SE, Calgary , Alberta T2C 2B3

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 170
<b>Lease Amount</b> 12.00	<b>Lease Frequency</b> Annually	<b>Lease Term</b> Negotiable
<b>Zoning</b> I-G General Industrial	<b>Subdivision</b> Foothills	<b>Building Type</b> Warehouse
<b>Year Built</b> 1978	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8010104	<b>Building Area (Sq. Ft.)</b> 3233.00
<b>Building Area (Sq. M.)</b> 300.35	<b>Construction Type</b> Concrete,Mixed	<b>Roof</b> Membrane
<b>Foundation</b> Poured Concrete	<b>Cooling</b> Partial	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> NA	<b>Restrictions</b> Board Approval	<b>Reports</b> Floor Plans

3,233 sq. ft. Condo Warehouse bay Highlights... - Accessible location just off Barlow Trail & 61 Avenue SE, proximity to major traffic corridors - Professionally managed complex - Clean unit fully developed on 2 levels - Well maintained owner occupied complex Fully developed clean Warehouse bay with office improvements on 2 levels. Main floor contains, reception, 2 private offices, staff kitchen and 2 washrooms, balance is open warehouse, 2nd floor contains 2 private offices, conference room and storage. Excellent Sale or Lease opportunity, Clean fully developed unit with main and 2nd floor office. Strategic location just off Barlow trail and 40 St SE provides quick access to all major traffic corridors in area.

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