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130, 5423 61 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
28584


MLS ID:
A2162393

\$14.50



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 130, 5423 61 Avenue SE, Calgary , Alberta T2C 5N7

Transaction Type For Lease	Days On Market 144	Lease Amount 14.50
Lease Frequency Annually	Lease Term Negotiable	Zoning I-G
Subdivision Foothills	Building Type Warehouse	Year Built 2019
Structure Type Warehouse	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1811679	Building Area (Sq. Ft.) 12353.00	Building Area (Sq. M.) 1147.62
Footprint (Sq. Ft.) 10911	Construction Type Concrete	Roof Flat Torch Membrane,Membrane
Foundation Poured Concrete	Cooling Central Air	Heating Combination,Overhead Heater(s),Natural Gas
Inclusions NA	Restrictions None Known	Reports Condo/Strata Bylaws

12,353 sq. ft. including mezzanine Available Highlights: -- - Excellent location just off 52 Street SE, proximity and direct access to Stoney Trail on 61 Ave and Deerfoot via Glenmore Trail. - Newer state of the art pre-cast concrete construction, developed main floor office, 1,442 sq. ft. open concrete mezzanine with separate entrance, balance is open warehouse. - Key features include, 10 stall double row parking, 26' ceiling height, heavy floor load, LED Lighting, skylights, ceiling fans, ESFR fire protection, 2 electric dock loading doors with levelers, and electric drive in door with sump. - Drive around yard with generous depth and loading. Rare find, state of the Art Industrial Condominium development , fully developed main floor office includes large reception, ample open office concept area , private office, boardroom, kitchen, washroom, balance of space open warehouse. Excellent location providing direct access to all major traffic corridors. Tenant occupied ample notice required, during normal business hours.

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