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13, 10099 15 STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
28880


MLS ID:
A2175491

\$9.50



 **ILYA RAYKHLIN**
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 RE/MAX House of Real Estate
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 13, 10099 15 Street NE, Calgary , Alberta T3J 0T7

Transaction Type For Lease	Days On Market 96	Lease Amount 9.50
Lease Frequency Annually	Subdivision Stoney 2	Building Type Warehouse
Year Built 2018	Structure Type Warehouse	Property Type Commercial
Property Sub Type Industrial	Office (Sq. Ft.) 1680.0000	Building Area (Sq. Ft.) 26736.00
Building Area (Sq. M.) 2483.84	Inclusions N/A	Restrictions Airspace Restriction, Landlord Approval, Lease Restriction
Reports None		

Rare and immediate opportunity for a long-term sublease in a modern industrial building close to Deerfoot Trail and the Calgary Airport. The bay measures 26,736 square feet, of which 1,680 square feet is office and 25,056 square feet is warehouse area. The Net Rent is far below the current market rate for newer properties in the NE, particularly given the highly desirable features of this unit which also include LED lighting, a charging station for four forklifts, an extremely high electrical supply, and hydraulic dock levelers. Sublease term expires May 31, 2030. Operating Costs for 2024 are \$6.07 per square foot. Automotive and recreational uses will not be permitted.

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