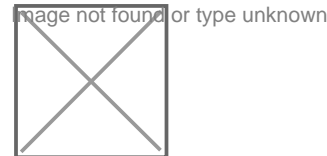


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

125, 3901 54 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease


Location
Calgary, Alberta



Listing ID:
29314


MLS ID:
A2193353

\$2,200



 **CATHY CHEN**
 (403) 837-9328

 Top Producer Realty and Property Management
 403-499-8986


125, 3901 54 Avenue NE, Calgary , Alberta T3J 3W5

Transaction Type For Lease	Days On Market 11	Lease Amount 2200.00
Lease Frequency Monthly	Zoning DC	Subdivision Westwinds
Year Built 2003	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Warehouse	Legal Plan 0312524	Building Area (Sq. Ft.) 2104.00
Building Area (Sq. M.) 195.47	Inclusions N/A	Restrictions None Known

Reports
Building Plans

This unique property combines both office/showroom space and a back warehouse, offering versatile options for your business. The main floor features an open-concept office/showroom with large windows that provide abundant natural light, as well as a full-size washroom. The office space is connected to a spacious back warehouse with a full-size garage door, capable of accommodating a semi-truck. The second-floor mezzanine has a separate entrance and includes two bedrooms, a kitchen, a washroom, and additional storage. Total office space is approximately 1300 sq. ft. Conveniently located just a 10-minute walk from Whitehorn C-Train station, this property is also close to bus stops, a shopping center, and offers quick access to Deerfoot Trail, McKnight Blvd, and the airport. The property includes three assigned parking spots, with plenty of visitor and street parking available. This space is ideal for a showroom, office, and warehouse use.

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