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## 101, 11769 40 STREET SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
29885


**MLS ID:**  
A2204117

**\$3,600**



 **MEL LOEWEN**  
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 101, 11769 40 Street SE, Calgary , Alberta T2Z 4M8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 14	<b>Lease Amount</b> 3600.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Other	<b>Zoning</b> DC
<b>Subdivision</b> East Shepard Industrial	<b>Building Type</b> Commercial Mix,Mixed Use,Office Building,Retail,Sports and Recreation,Street Level Storefront,Warehouse	<b>Year Built</b> 2006
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 0610083	<b>Building Area (Sq. Ft.)</b> 2400.00	<b>Building Area (Sq. M.)</b> 222.97
<b>Footprint (Sq. Ft.)</b> 2400	<b>Parking</b> 4	<b>Electric</b> 200 Amp Service,Three Phase
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> Floor Plans

Now available for May 1st occupancy this 2,400 sq foot. end unit with corner glass windows giving west sunlight exposure to both offices. Located in the west end of the Southbend Centre Complex. With windows on the west side and the main front area. This glass light exposure makes this unit bright daylight for the offices and showroom area. 1,287 sq feet of front showroom display area with two large offices, kitchette area and the two piece bathroom. Back warehouse area of 1,051 sq ft with 17 ft hifgh ceiling, 12'Wx14'H overhead door plus man door. This unit has always been leased to dry type storage tenants, Lease Term availability is 5 year with renewable option(s). Triple Net rent with Base Rent at \$18 per sq ft at \$3,600 per month plus Operating Cost "OPC" at \$8.18 per sq ft at \$1,636 per month which include city property taxes, condo fees, exterior maintenance, mechanical maintenance, snow removal, structural insurance. Additional photos are availble on request.

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