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216 40 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Calgary, Alberta



Listing ID:
30257


MLS ID:
A2210952

\$9,500



 **KAMIL LALJI**
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 **CIR Realty**
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 216 40 Avenue NE, Calgary , Alberta T2E 2M7

Transaction Type For Lease	Days On Market 26	Lease Amount 9500.00
Lease Frequency Monthly	Zoning I-R	Subdivision Greenview Industrial Park
Year Built 1968	Structure Type Industrial	Property Type Commercial
Property Sub Type Office	Legal Plan 13511B	Building Area (Sq. Ft.) 5850.00
Building Area (Sq. M.) 543.48	Lot Size (Sq. Ft.) 18567	Lot Size (Acres) 0.43
Inclusions All on-site furniture	Restrictions None Known	Reports Aerial Photos,Floor Plans

Explore a worthwhile office rental opportunity within a beautiful brick building in Greenview Industrial District. Centrally located with quick access to Downtown Calgary and extremely well maintained with high quality office improvements, furnishings and modern upgrades. The main level includes an existing foyer/reception area, boardroom, along with a spacious open area that can be configured into a large office or something entirely unique for your business. Up above on the second level are additional office spaces, storage and workspaces. Property include large warehouse area with overhead door and 22' ceilings. Fully equipped with office furniture, luxury plank flooring, beamed ceilings, an immaculate HVAC system, and illuminated by skylights and an abundance of big windows, this is a breathtaking space with endless potential for all types of professionals. The site is fully paved with 10 parking stalls out front, and is nestled between Centre Street and Edmonton Trail, along with additional nearby amenities that highlight this as a highly desirable destination.

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