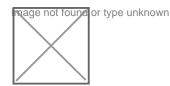


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 216 40 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 30257

MLS ID: A2210952

\$9,500



<sup>△</sup> KAMIL LALJI

**2** (403) 294-1500

□ CIR Realty

**403-294-1500** 

216 40 Avenue NE, Calgary , Alberta T2E 2M7

Transaction Type Days On Market Lease Amount

For Lease 26 9500.00

Lease Frequency Zoning Subdivision

Monthly I-R Greenview Industrial Park

Year Built Structure Type Property Type
1968 Industrial Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Office 1351IB 5850.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

543.48 18567 0.43

Inclusions Restrictions Reports

All on-site furniture None Known 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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