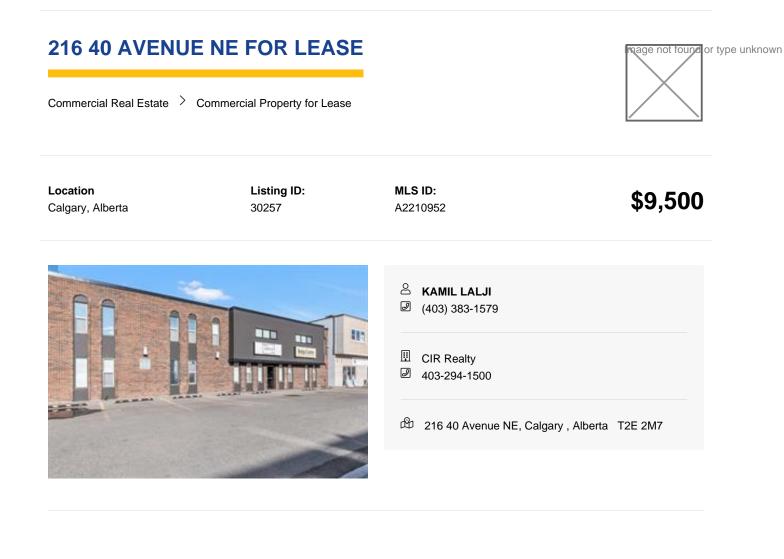


Generated: Jul 4, 2025, 4:22:23

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.



Transaction Type For Lease

Lease Frequency Monthly

**Building Type** See Remarks

**Property Type** Commercial

Building Area (Sq. Ft.) 5951.00

0.43

Lot Size (Acres)

Reports Aerial Photos, Floor Plans **Days On Market** 72

Zoning I-R

Year Built 1968

**Property Sub Type** Industrial

Building Area (Sq. M.) 552.86

Inclusions All on-site furniture Lease Amount 9500.00

Subdivision Greenview Industrial Park

Structure Type Industrial

Legal Plan 1351IB

Lot Size (Sq. Ft.) 18567

Restrictions None Known

Explore a worthwhile industrial/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. Building is split in to two sections, this is for 1 of those sections. All the parking out front will be for this section.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>TM</sup> MLS® System. Pillar 9<sup>TM</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.