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UNIT 105, 4712 13 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
30357


MLS ID:
A2215845

\$13



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 Unit 105, 4712 13 Street NE, Calgary , Alberta T2E 6P1

Transaction Type	Days On Market	Lease Amount
For Lease	19	13.00
Lease Frequency	Subdivision	Year Built
Annually	McCall	1975
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
4014.00	372.91	N/A
Restrictions	Reports	
Call Lister	Call Lister	

4,014 SF industrial bay at a prime northeast location near McKnight Boulevard and Deerfoot Trail NE. This industrial bay includes 1,287 SF of main floor office space, 841 SF of bonus mezzanine (free of charge), and 2,727 SF of warehouse space. The main floor office space consists of a front reception area, 2 private offices, coffee area, and two washrooms. The bonus mezzanine includes an open concept area and a lunchroom/kitchenette area with a sink. Functional wide warehouse space (39 Ft w x 67 Ft D) includes 20.75 Ft clear height, 100 Amps, 120/208 Volt (TBV), and 1 Drive-in door (12 Ft w x 14 Ft h). Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall. Close proximity to 12 Street NE, McKnight Boulevard NE, and Deerfoot Trail NE. The Lease Rate is starting at \$13.00 PSF, and the Operating Costs (6.21 PSF), thus total \$19.21 PSF. Available immediately. Pleaser note: no automotive use permitted.

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