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## SUITE 204, 4712 13 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
30988


**MLS ID:**  
A2231736

**\$10**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
 403-531-4336

 Suite 204, 4712 13 Street NE, Calgary , Alberta T2E 6P1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 72	<b>Lease Amount</b> 10.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> McCall	<b>Year Built</b> 1975
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Building Area (Sq. Ft.)</b> 2012.00	<b>Building Area (Sq. M.)</b> 186.92	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	

2,012 Sq. Ft. second floor office located near 45 Avenue NE and 13 Street NE. This office space consists of three private offices, open concept area, storage room, and lunchroom/kitchenette. There are men's and women's washrooms available in the common area. There is ample free surface scramble parking. In addition, there excellent signage opportunity with McKnight Boulevard NE exposure. Bus transportation on 12th street NE, including bus routes #12 and #69. Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall. Close proximity to 12 Street NE, McKnight Boulevard, and Deerfoot Trail NE. The Lease rate is \$10.00 PSF and Operating Costs is \$9.12 PSF (Total of \$19.12 PSF). Utilities are included in the operating costs. Improvements are negotiable. Available immediately.

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