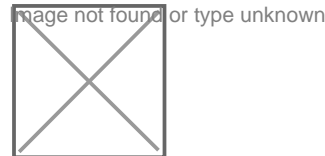


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

112, 2850 107 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
31367


MLS ID:
A2240384

\$18.50



 **JASON NATALE**

 CDN Global Advisors Ltd.
 403-531-4336

 112, 2850 107 Avenue SE, Calgary , Alberta T2Z 3R7

| | | |
|---|-------------------------------------|---|
| Transaction Type For Lease | Days On Market 59 | Lease Amount 18.50 |
| Lease Frequency Annually | Zoning I-G | Subdivision Shepard Industrial |
| Year Built 2008 | Structure Type Industrial | Property Type Commercial |
| Property Sub Type Industrial | Legal Plan 0210852 | Building Area (Sq. Ft.) 2261.00 |
| Building Area (Sq. M.) 210.05 | Lot Size (Sq. Ft.) 71795 | Lot Size (Acres) 1.65 |
| Inclusions N/A | Restrictions Call Lister | Reports Call Lister |

End-cap unit built in 2006 offering 2,261 SF of rentable space, including 1,466 SF of warehouse and 795 SF of main floor office. Also includes a bonus 795 SF of second-level, fully built-out office space at no additional charge. The unit features multiple offices, a boardroom, storage, and washrooms on both levels. The warehouse offers 24' clear height to the joists and one grade-level drive-in door. Located near Quarry Park amenities (restaurants, CO-OP, library, YMCA) with excellent access to Barlow Trail, Deerfoot Trail, and 114th Ave SE. Lease rate: \$18.50 PSF. Available September 1.

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