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A, 1115 48 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Calgary, Alberta



Listing ID:
31478


MLS ID:
A2242986

\$19



 **ILYA RAYKHLIN**
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 RE/MAX House of Real Estate
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 A, 1115 48 Avenue SE, Calgary , Alberta T2G 2A7

Transaction Type For Lease	Days On Market 2	Lease Amount 19.00
Lease Frequency Annually	Subdivision Highfield	Year Built 1979
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 2866.00	Building Area (Sq. M.) 266.26	Commercial Amenities Compacted Yard
Inclusions N/A	Restrictions Airspace Restriction, Condo/Strata Approval	Reports None

Extremely rare opportunity to lease a small industrial bay with a fenced yard area, especially in a central location with quick access to the downtown core. The space is wide open and only includes one new washroom and a small enclosed electrical room. Renovations on the unit are nearly complete, and it will be available for occupancy by September 2025. This bay includes many features not typical to a space this small, such as two oversized drive-in doors, a high electrical supply, a 1,500 square-foot fenced yard area, and tons of windows for natural light. Operating Costs for 2025 are estimated at \$7.77 per square foot. See the listing brochure for all additional information. GENERAL MECHANICS WILL NOT BE CONSIDERED.

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