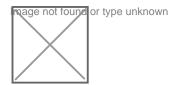


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 926 46 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 31597

MLS ID: A2245867

\$22



- △ JAMES BERG
- **2** (855) 623-6900
- Real Broker
- **855-623-6900**
- 926 46 Avenue SE, Calgary , Alberta T2G 2A6

**Transaction Type** 

For Lease

Title

Fee Simple

**Days On Market** 

68

**Lease Amount** 

22.00

Lease Frequency

Monthly

Lease Term

Negotiable

**Zoning** I-G Subdivision Highfield **Building Type**Free-Standing

Year Built

1969

Structure Type

Industrial

Property Type Commercial

**Property Sub Type** 

Industrial

Legal Plan

12000.14

Building Area (Sq. M.)

1114.84

Lot Size (Sq. Ft.)

76230

7190JK

Lot Size (Acres)

Building Area (Sq. Ft.)

1.75

Footprint (Sq. Ft.)

11948

**Construction Type** 

Concrete

Roof Membrane

**Foundation** 

Electric

Heating

Make-up Air, Exhaust Fan, Natural Gas

See Remarks

600 Amp Service

**Commercial Amenities** 

Lot Features

Interior Lot, Irregular Lot, Level, Open

Lot.See Remarks

Compacted Yard, Cranes, Exhaust Fan(s), Floor Drain(s)/Grease Trap(s), Lunchroom, See Access to Property

Accessible to Major 7

Accessible to Major Traffic Route,Paved Road,Public Transportation Nearby,See

Remarks, Visual Exposure

Inclusions

N/A

Restrictions

Landlord Approval

Remarks, Storefront

Reports

RPR with Compliance, Title

Great location 2 blocks off Blackfoot Trail on 46 Av feeder route. 12,000 sqft free standing building on 1.75 acres. 8 drive doors, 8,000 sqft Shop, 2,000 sqft of Office and 2,000 sqft Warehouse. Shop with upgraded O.H. Crane, Trench drain, additional 4 inch concrete flooring update, 14 ft ceiling in office and warehouse, 25 ft ceiling in shop. Updated roofing 2017 over office/warehouse, 2024 over Shop. Updated Make-up Air for wash bay, 1 in shop plus 4 fans. 600 amp power, Paved front end employee parking for 20+ vehicles. RPR attached. Chain link fenced and security monitored.

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