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## 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**  
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 Real Broker  
 855-623-6900

 926 46 Avenue SE, Calgary , Alberta T2G 2A6

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 68
<b>Lease Amount</b> 22.00	<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Negotiable
<b>Zoning</b> I-G	<b>Subdivision</b> Highfield	<b>Building Type</b> Free-Standing
<b>Year Built</b> 1969	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 7190JK	<b>Building Area (Sq. Ft.)</b> 12000.14
<b>Building Area (Sq. M.)</b> 1114.84	<b>Lot Size (Sq. Ft.)</b> 76230	<b>Lot Size (Acres)</b> 1.75
<b>Footprint (Sq. Ft.)</b> 11948	<b>Construction Type</b> Concrete	<b>Roof</b> Membrane
<b>Foundation</b> See Remarks	<b>Electric</b> 600 Amp Service	<b>Heating</b> Make-up Air,Exhaust Fan,Natural Gas
<b>Lot Features</b> Interior Lot,Irregular Lot,Level,Open Lot,See Remarks	<b>Commercial Amenities</b> Compacted Yard,Cranes,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Lunchroom,See Remarks,Storefront	<b>Access to Property</b> Accessible to Major Traffic Route,Paved Road,Public Transportation Nearby,See Remarks,Visual Exposure
<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval	<b>Reports</b> 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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