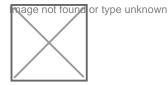


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 11078 48 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 31677

MLS ID: A2247842

\$14



**△** TATE ARONOVICH

- CDN Global Advisors Ltd.
- **403-531-4336**
- 🛍 11078 48 Street SE, Calgary , Alberta T2C 3E1

**Transaction Type** 

For Lease

**Days On Market** 

16

**Lease Amount** 

14.00

Lease Frequency

Annually

Subdivision

East Shepard Industrial

Year Built 2009

**Structure Type** 

Industrial

Property Type
Commercial

Property Sub Type

Industrial

**Building Area (Sq. Ft.)** 

3012.00

Building Area (Sq. M.)

279.82

**Inclusions** None

Restrictions
None Known

Reports None

For lease in Calgary's South Foothills Industrial district, this 3,012 sq. ft. unit offers a modern exterior and extensive office build-out with a reception area, six private offices, boardroom, lunchroom, and storage room. The 800 sq. ft. warehouse features a wide bay layout, 19' clear height (TBV), and one 10'W x 10'H drive-in door. Additional features include 100 Amp @ 600 Volt power (with stepdown capability), ample double row parking, and Industrial General (I-G) zoning. Conveniently located with quick access to Deerfoot Trail (5 minutes), Stoney Trail (6 minutes), and Calgary International Airport (25 minutes), the property is surrounded by restaurants, banks, and fuel/charging stations. The posted rate is the Net Rent. Operating Costs for 2025 estimated at \$6.80 p.s.f.

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