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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 step-down 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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