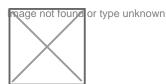


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

6, 11010 46 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 32173

MLS ID: A2257978

\$16



- △ JEFF KEET
- CDN Global Advisors Ltd.
- **403-531-4336**
- 6, 11010 46 Street SE, Calgary, Alberta T2C 2Y6

Days On Market Transaction Type

For Lease 16.00

Lease Frequency Lease Term **Zoning** Annually Negotiable I-G

Year Built Subdivision **Building Type** 2009 East Shepard Industrial Condo Complex

Structure Type Property Type Property Sub Type Industrial

Commercial Industrial

Building Area (Sq. M.) Legal Plan Building Area (Sq. Ft.)

0815047 349410.20 32461.00

Inclusions Restrictions Reports na Call Lister None

2,939 SF office space (registered size). Base Rent: Starting at \$16.00 PSF/Annum plus Op. • 5 generously sized offices with glazing. Kitchen, 2 Private Washrooms, & Boardroom. • Unit has private ground level entrance with staircase up to 2nd level office. • Abundance of natural light. • Excellent location in Eastlake Industrial Park. • Low operating costs of \$8.57 PSF comprised of property taxes & condo fees (Est. 2025). • Unit is vacant & ready for incoming owner/user. • 7 assigned surface parking stalls at no additional cost. • Well managed property.

Lease Amount

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