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6, 11010 46 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, 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

Transaction Type For Lease	Days On Market 1	Lease Amount 16.00
Lease Frequency Annually	Lease Term Negotiable	Zoning I-G
Subdivision East Shepard Industrial	Building Type Condo Complex	Year Built 2009
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0815047	Building Area (Sq. Ft.) 349410.20	Building Area (Sq. M.) 32461.00
Inclusions na	Restrictions Call Lister	Reports 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.

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