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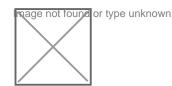
Regional Contact

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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

49

Lease Amount

16.00

Lease Frequency

Annually

Lease Term Negotiable Zoning

I-G

Subdivision

East Shepard Industrial

Building TypeCondo 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

Footprint (Sq. Ft.)

3350

Parking

7

Inclusions

na

RestrictionsReportsCall ListerNone

3,350 SF office space (registered size). Base Rent: Starting at \$16.00 PSF/Annum plus Op. • 5 generously sized offices with glazing plus large boardroom. Kitchen & 2 Private Washrooms. • 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 \$7.52 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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