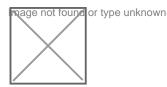


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

UNIT 113, 4712 13 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 32423

MLS ID: A2262638

\$13



A MANNY VERDUGO

□ CDN Global Advisors Ltd.

403-531-4336

B

Unit 113, 4712 13 Street NE, Calgary , Alberta T2E 6P1

Transaction Type

For Lease

Days On Market

7

Lease Amount

13.00

Lease Frequency

Annually

Subdivision

McCall

Year Built 1973

Structure Type

Industrial

Property Type Commercial **Property Sub Type**

Office

Building Area (Sq. Ft.)

2706.00

Building Area (Sq. M.)

251.39

Inclusions

N/A

Restrictions
Call Lister

Reports
Call Lister

2,750 sq. ft. bright main floor office located near 45 Avenue NE and 13 Street NE. This office space features eight private offices, one boardroom, open-concept areas, a large kitchenette, a server room, and two barrier-free washrooms. The suite offers ample natural light and sensored LED lighting throughout. There are two reserved parking stalls and ample free surface scramble parking. In addition, there is excellent signage opportunity with exposure to McKnight Boulevard NE. Bus transportation is available on 12 Street NE, including routes #12 and #69. The property is close to several restaurants, cafés, and breweries, and just a short drive to Deerfoot City Mall. Conveniently located near 12 Street NE, McKnight Boulevard, and Deerfoot Trail NE. The lease rate is \$13.00 per sq. ft. and operating costs are \$6.45 per sq. ft. (total of \$19.45 per sq. ft.). Utilities are not included in the operating costs. Available immediately.

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