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## 250, 4720 106 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
32735

**MLS ID:**  
A2268669

**\$18**



 **ROBERT VANOVERMEIRE**  
 (403) 870-8704

 Coldwell Banker Mountain Central  
 403-775-6950

 250, 4720 106 Avenue SE, Calgary , Alberta T2Z 0G4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 184	<b>Lease Amount</b> 18.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> I-G	<b>Subdivision</b> East Shepard Industrial
<b>Building Type</b> Mixed Use	<b>Year Built</b> 2014	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 1012524
<b>Building Area (Sq. Ft.)</b> 958.00	<b>Building Area (Sq. M.)</b> 89.00	<b>Foundation</b> Poured Concrete
<b>Inclusions</b> None	<b>Restrictions</b> Easement Registered On Title,Utility Right Of Way	<b>Reports</b> Title

Excellent leasing opportunity in South Calgary. The building offers a professional first impression for staff and clients, is fully Wheelchair Accessible including Elevator to the second floor, there are skylights in the common area increasing the natural light in the building including in the winter. The building is highly efficient which results in lower operating costs than any comparable building in South Calgary. Complete staging services available for your New Space! Current Spaces are gorgeous but Tenant Improvements available. And let's not forget, Tim Hortons and Subway are 40 seconds away by car, 2-minute walk!

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