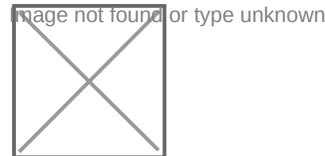


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6163 6 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
33452

MLS ID:
A2277490

\$16



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 6163 6 Street SE, Calgary , Alberta T2H 1L9

Transaction Type For Lease	Days On Market 74	Lease Amount 16.00
Lease Frequency Annually	Subdivision Manchester Industrial	Year Built 1972
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 2304.00	Building Area (Sq. M.) 214.05	Inclusions n/a
Restrictions Call Lister	Reports Call Lister	

Rare 2,304 SF industrial bay located in Manchester Industrial Park with direct visibility to Blackfoot Trail SE. The space features a large front showroom, two spacious offices, a kitchenette, and two washrooms, totaling approximately 1,344 SF of office space. At the rear of the unit is approximately 960 SF of warehouse space, equipped with 100 amps of power (TBV), one dock door (8 ft x 8 ft), and a bonus storage mezzanine (free of charge). Reserved parking plus street parking are available. The property offers close proximity to 58 Avenue SE, Blackfoot Trail SE, Glenmore Trail SE, and Deerfoot Trail SE. In addition, near Chinook Mall and Chinook LRT station. The lease rate is \$16.00 PSF with step-ups, plus operating costs of \$8.60 PSF, for a gross rate of \$24.60 PSF. This

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