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Feb 4, 2026, 1:55:04

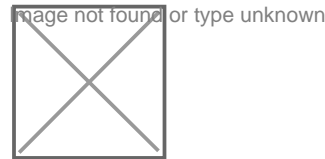
Regional Contact

 Aaron Latimer  403-230-1401  economicdevelopment@rockyview.ca  [Visit Website](#)

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.

552 42 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
33726


MLS ID:
A2281429

\$14



 **BENNETT EDWARDSON**
 (403) 973-0238

 Manchester Properties Inc.
 403-212-5375

 552 42 Avenue SE, Calgary , Alberta T2G 1Y6

Transaction Type

For Lease

Days On Market

11

Lease Amount

14.00

Lease Frequency

Annually

Zoning

DC IG

Subdivision

Manchester Industrial

Building Type

Commercial Mix,Mixed Use,Warehouse

Year Built

1971

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Building Area (Sq. Ft.)

2067.00

Building Area (Sq. M.)

192.03

Inclusions

N/A

Restrictions

Call Lister

Reports

Floor Plans

This 2,067 Sq. Ft. bay is located in the Manchester Business Centre on 42 Ave SE between MacLeod Trail and Blackfoot Trail. Excellent access to major thoroughfares, downtown, 39 Avenue LRT Station and SE-SW residential communities. The zoning allows for IG uses and retail on a discretionary basis. Great parking and access to the space at the front and rear including a dock height loading door. The unit is equipped with 5 offices, reception area, storage, 2 bathrooms, kitchenette and warehouse space, dock loading with external dock platform, 60 AMPs (TBV), 16' ceiling height. There is ample unassigned surface parking. Contact our team today to schedule a tour or for more information. Please click the brochure link for further info!

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