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## 10900 46 STREET SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
33737

**MLS ID:**  
A2280383

**\$17.50**



 **KEVAN LADNER**  
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 10900 46 Street SE, Calgary , Alberta T2C 1G4

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 99
<b>Lease Amount</b> 17.50	<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Negotiable
<b>Zoning</b> I-G	<b>Subdivision</b> East Shepard Industrial	<b>Building Type</b> Free-Standing,Warehouse
<b>Year Built</b> 2010	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0611776	<b>Building Area (Sq. Ft.)</b> 22903.00
<b>Building Area (Sq. M.)</b> 2127.74	<b>Footprint (Sq. Ft.)</b> 18400	<b>Construction Type</b> Aluminum Siding ,Metal Frame
<b>Roof</b> Flat	<b>Cooling</b> Partial	<b>Heating</b> Combination,Natural Gas
<b>Lot Features</b> Landscaped,Level,Paved	<b>Commercial Amenities</b> Dock Levellers,Dock Loading,Outside Storage,See Remarks,Storage,Yard Drainage	<b>Access to Property</b> Direct Access,Paved Road
<b>Inclusions</b> N/A	<b>Restrictions</b> See Remarks	<b>Reports</b> Legal Description

Free Standing Industrial Building For Lease in East Shepard Industrial. . 22,903 sq.ft with showroom, office and warehousing. Two levels of showroom and offices, with lots of natural light. Well set up for distribution and versatility. 3 - 12' x 14' drive in doors, and 5 - 8' x 10' dock loading doors with load levelers. Sitting on 1.59 acres paved with fenced storage and customer parking. New HVAC in office area. Available for July 1 possession. Tenant occupied.

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