



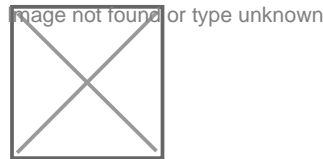
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**Regional Contact**

Georgina Sharpe 403-336-6564 develop@nanton.ca Visit Website

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# 119, 3953 112 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34515

**MLS ID:**  
A2294835

**\$14**



**TATE ARONOVICH**

CDN Global Advisors Ltd.  
 403-531-4336

119, 3953 112 Avenue SE, Calgary , Alberta T2C 0J4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 11	<b>Lease Amount</b> 14.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2006	<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 3900.00	<b>Building Area (Sq. M.)</b> 362.32
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Industrial bay available for lease in the highly sought-after East Lake Industrial district. This well-maintained 5,100 SF unit offers a functional mix of warehouse (±2,700 SF), main floor office (±1,200 SF), and mezzanine office space (±1,200 SF), ideal for a variety of industrial users. Featuring 24' clear height (TBV), one dock loading door with leveler, and 200 amp power (TBV), the space is well-suited for warehousing, distribution, or light manufacturing. Strategically located with excellent exposure at the corner of Barlow Trail SE and 114 Avenue SE, the property offers convenient access to Deerfoot Trail, Stoney Trail, and major transportation routes. The complex features a large marshalling area, ample on-site parking. NOTE: Posted rate is the Net Rent. Operating Costs are estimated at \$7.71 p.s.f. for 2026 (Main floor only) NO AUTOMOTIVE OR INDOOR RECREATIONAL FACILITIES

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