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## 6, 11010 46 STREET SE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
34881


**MLS ID:**  
A2302037

**\$887,750**



 **GERRY MACDONALD**  
 (403) 291-0425

 CMS Real Estate Ltd.  
 403-291-0425

 6, 11010 46 Street SE, Calgary , Alberta T2C 1G4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 14	<b>Zoning</b> I-G
<b>Subdivision</b> East Shepard Industrial	<b>Year Built</b> 2009	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 0815047
<b>Building Area (Sq. Ft.)</b> 3350.00	<b>Building Area (Sq. M.)</b> 311.22	<b>Cooling</b> Central Air
<b>Inclusions</b> None	<b>Restrictions</b> Board Approval	<b>Reports</b> Condo/Strata Bylaws, Title

Professionally developed second-floor office space, thoughtfully designed for both productivity and comfort. The layout features five large private offices, a spacious boardroom ideal for meetings and presentations, and a convenient in-suite kitchenette for staff and client use. Large offices provide flexibility for executive use, team collaboration, or multi-purpose workspaces, while the second-floor positioning offers a quiet, professional environment with excellent natural light. Owner will consider lease options as well. Perfect for professional services, consulting firms, or growing teams seeking a turnkey office solution, this space combines functionality, privacy, and convenience in one well-appointed setting

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