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## 21, 2355 52 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
35439


**MLS ID:**  
A2315499

**\$12.75**



 **BRENDON KITZUL**  
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 **KPLI Real Estate Corporation**  
 403-554-8453

 21, 2355 52 Avenue SE, Calgary , Alberta T2C 4X7

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 11	<b>Lease Amount</b> 12.75
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Valleyfield	<b>Year Built</b> 2008
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Building Area (Sq. Ft.)</b> 8117.00	<b>Building Area (Sq. M.)</b> 754.09	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Floor Plans	

Industrial warehouse space available for sublease at 2355 52 Ave SE. Unit 21 offers 8,117 SF comprising approximately 7,447 SF of warehouse and 650 SF of office space. Features include 28' clear ceiling height, 2 dock doors with levellers, T5 warehouse lighting, and 200-amp/600-volt power. Zoned IG (Industrial General). Net rent below market; op costs TBV. Available immediately with 3 years and 7 months remaining on term. Well-connected location with direct access to Barlow Trail, Deerfoot Trail, Glenmore Trail, and Peigan Trail, minutes from downtown Calgary and a short drive to Calgary International Airport. Call Listing Agent for more details.

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