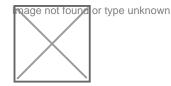


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216 40 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 30257

MLS ID: A2210952

\$9,500



[△] KAMIL LALJI

(403) 383-1579

□ CIR Realty

403-294-1500

216 40 Avenue NE, Calgary , Alberta T2E 2M7

Transaction Type

For Lease

Lease Frequency

Monthly

Building Type See Remarks

Property Type Commercial

Building Area (Sq. Ft.)

5951.00

Lot Size (Acres)

0.43

Reports

Aerial Photos, Floor Plans

Days On Market

70

Zoning

I-R

Year Built 1968

Property Sub Type Industrial

Building Area (Sq. M.)

552.86

InclusionsAll on-site furniture

Lease Amount

9500.00

Subdivision

Greenview Industrial Park

Structure Type

Industrial

Legal Plan

1351IB

Lot Size (Sq. Ft.)

18567

Restrictions

None Known

Explore a worthwhile industrial/office rental opportunity within a beautiful brick building in Greenview Industrial District. Centrally located with quick access to Downtown Calgary and extremely well maintained with high quality office improvements, furnishings and modern upgrades. The main level includes an existing foyer/reception area, boardroom, along with a spacious open area that can be configured into a large office or something entirely unique for your business. Up above on the second level are additional office spaces, storage and workspaces. Property include large warehouse area with overhead door and 22' ceilings. Fully equipped with office furniture, luxury plank flooring, beamed ceilings, an immaculate HVAC system, and illuminated by skylights and an abundance of big windows, this is a breathtaking space with endless potential for all types of professionals. The site is fully paved with 10 parking stalls out front, and is nestled between Centre Street and Edmonton Trail, along with additional nearby amenities that highlight this as a highly desirable destination. Building is split in to two sections, this is for 1 of those sections. All the parking out front will be for this section.

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