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## **534 42 AVENUE SE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 31514 MLS ID: A2243794

\$14



- $\stackrel{\circ}{=}$  BENNETT EDWARDSON
- **403)** 973-0238
- Manchester Properties Inc.
- **403-212-5375**
- 534 42 Avenue SE, Calgary , Alberta T2G 1Y6

**Transaction Type** 

For Lease

**Days On Market** 

14.00

127

**Lease Amount** 

Lease Frequency

Annually

Lease Term Negotiable

Zoning DC IG

**Subdivision** 

Manchester Industrial

**Building Type** 

Year Built

Commercial Mix, Mixed Use, Warehouse

1971

**Structure Type** 

Industrial

**Property Type** Commercial

**Property Sub Type** 

Industrial

Building Area (Sq. Ft.)

1966.00

Building Area (Sq. M.)

182.65

Reports

Floor Plans

Inclusions

N/A

Restrictions Call Lister

This 1,966 Sq. Ft. bay is located in the Manchester Business Centre on 42 Ave SE between MacLeod Trail and Blackfoot Trail. Excellent access to major throughfares, downtown, 39 Avenue LRT Station and SE-SW residential communities. The zoning allows for IG uses and retail on a discretionary basis. Great parking and access to the space at the front and rear including a dock height loading door. The unit is equipped with 2 offices, reception area, storage, boardroom, bathroom, kitchenette and warehouse space, dock loading with external dock platform, 100 AMPs (TBV), 16; ceiling height. There is ample unassigned surface parking. Contact our team today to schedule a tour or for more information. Please click the brochure link for further info!

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