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216 40 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
31516

MLS ID:
A2243807

\$7,000



 **KAMIL LALJI**
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 **CIR Realty**
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 216 40 Avenue NE, Calgary , Alberta T2E 2M7

Transaction Type For Lease	Days On Market 2	Zoning I-R
Subdivision Greenview Industrial Park	Building Type See Remarks	Year Built 1968
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 1351IB	Building Area (Sq. Ft.) 4989.00	Building Area (Sq. M.) 463.49
Lot Size (Sq. Ft.) 18567	Lot Size (Acres) 0.43	Inclusions N/A
Restrictions None Known	Reports None	

Explore an intriguing 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 is perfect for a large office, co-working space, or something entirely unique for your business. Up above on the second level are additional office spaces, storage and workspaces. Property is 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 8 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.

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