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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**
 403-294-1500

 216 40 Avenue NE, Calgary , Alberta T2E 2M7

Transaction Type For Lease	Days On Market 65	Lease Amount 7000.00
Lease Frequency Monthly	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 13511B
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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