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926 46 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
31597

MLS ID:
A2245867

\$22



 **JAMES BERG**
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 **Real Broker**
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 **926 46 Avenue SE, Calgary , Alberta T2G 2A6**

Transaction Type	Title	Days On Market
For Lease	Fee Simple	166
Lease Amount	Lease Frequency	Lease Term
22.00	Monthly	Negotiable
Zoning	Subdivision	Building Type
I-G	Highfield	Free-Standing
Year Built	Structure Type	Property Type
1969	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	7190JK	12000.14
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
1114.84	76230	1.75
Footprint (Sq. Ft.)	Construction Type	Roof
11948	Concrete	Membrane
Foundation	Electric	Heating
See Remarks	600 Amp Service	Make-up Air,Exhaust Fan,Natural Gas
Lot Features	Commercial Amenities	Access to Property
Interior Lot,Irregular Lot,Level,Open Lot,See Remarks	Compacted Yard,Cranes,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Lunchroom,See Remarks,Storefront	Accessible to Major Traffic Route,Paved Road,Public Transportation Nearby,See Remarks,Visual Exposure
Inclusions	Restrictions	Reports
N/A	Landlord Approval	RPR with Compliance,Title

Great location 2 blocks off Blackfoot Trail on 46 Av feeder route. 12,000 sqft free standing building on 1.75 acres. 8 drive doors, 8,000 sqft Shop, 2,000 sqft of Office and 2,000 sqft Warehouse. Shop with upgraded O.H. Crane, Trench drain, additional 4 inch concrete flooring update, 14 ft ceiling in office and warehouse, 25 ft ceiling in shop. Updated roofing 2017 over office/warehouse, 2024 over Shop. Updated Make-up Air for wash bay, 1 in shop plus 4 fans. 400 amp power, Paved front end employee parking for 20+ vehicles. RPR attached. Chain link fenced and security monitored.

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