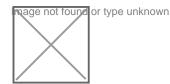


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

926 46 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 31597

MLS ID: A2245867

\$22



- △ JAMES BERG
- **2** (855) 623-6900
- Real Broker
- **855-623-6900**
- 926 46 Avenue SE, Calgary , Alberta T2G 2A6

Transaction Type

For Lease

Title

Fee Simple

Days On Market

103

Lease Amount

22.00

Lease Frequency

Monthly

Lease Term

Negotiable

Zoning I-G Subdivision Highfield **Building Type**Free-Standing

Year Built

1969

Structure Type

Industrial

Property Type Commercial

Property Sub Type

Industrial

Legal Plan

12000.14

Building Area (Sq. M.)

1114.84

Lot Size (Sq. Ft.)

76230

7190JK

Lot Size (Acres)

Building Area (Sq. Ft.)

1.75

Footprint (Sq. Ft.)

11948

Construction Type

Concrete

Electric

Roof

Membrane

Foundation

See Remarks 600 Amp Service

Heating

Make-up Air, Exhaust Fan, Natural Gas

Lot Features

 $Interior\ Lot, Irregular\ Lot, Level, Open$

Lot, See Remarks

Commercial Amenities

Compacted Yard, Cranes, Exhaust Fan(s), Floor Drain(s)/Grease Trap(s), Lunchroom, See

Remarks, Storefront

Access to Property

Accessible to Major Traffic Route,Paved Road,Public Transportation Nearby,See

Remarks, Visual Exposure

Inclusions

N/A

Restrictions

Landlord Approval

Reports

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. 600 amp power, Paved front end employee parking for 20+ vehicles. RPR attached. Chain link fenced and security monitored.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.