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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 For Lease	Title Fee Simple	Days On Market 175
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 7190JK	Building Area (Sq. Ft.) 12000.14
Building Area (Sq. M.) 1114.84	Lot Size (Sq. Ft.) 76230	Lot Size (Acres) 1.75
Footprint (Sq. Ft.) 11948	Construction Type Concrete	Roof Membrane
Foundation See Remarks	Electric 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. 400 amp power, Paved front end employee parking for 20+ vehicles. RPR attached. Chain link fenced and security monitored.

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