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D, 8240 31 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
31764

MLS ID:
A2250031

\$13



 **JIM LEE**
 (403) 617-0438

 Century 21 Bravo Realty
 403-250-2882

 D, 8240 31 Street SE, Calgary , Alberta T2C 1H9

Transaction Type	Days On Market	Lease Amount
For Lease	23	13.00
Lease Frequency	Subdivision	Year Built
Annually	Foothills	1974
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
3888.00	361.20	N/A
Restrictions	Reports	
Landlord Approval	Call Lister	

Opportunity to lease an industrial zoned commercial bay (I-G) with easy access just off Macleod Trail SE. Unit is 3,888 SF with front reception area, 3 offices on the main floor, 2 piece bathroom and shower and sink in the rear bay area. Second floor consists of 2 more offices and kitchen/staff room. Rear bay area is open area with no columns or beams with high ceilings which allows for businesses that require "racking". There are 2 rear gas heaters and a sump already in place. Four (4) designated parking stalls in front of the unit for Patron's use. The Plaza has 2 wide access points with a wide back lane for deliveries of inventory. For this unit, available to rent is a 36 foot by 135 foot rear fenced off compound (4,850 SF) directly behind the bay and is asking \$500/month. Landlord requests that the potential tenant leases space on the Pylon Signage that is visible from Glenmore Trail for \$150.00/month. Perfect for the midsize company looking to move up. Landlord incentive is negotiable. Possession is for November 1st. Call your favorite Realtor to view today!

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