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6, 11010 46 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32173

MLS ID:
A2257978

\$889,000



 **JEFF KEET**

 **CDN Global Advisors Ltd.**
 **403-531-4336**

 **6, 11010 46 Street SE, Calgary , Alberta T2C 2Y6**

Transaction Type	Days On Market	Lease Amount
For Sale	117	16.00
Lease Frequency	Lease Term	Zoning
Annually	Negotiable	I-G
Subdivision	Building Type	Year Built
East Shepard Industrial	Condo Complex	2009
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Office
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0815047	349410.20	32461.00
Footprint (Sq. Ft.)	Parking	Inclusions
3350	7	na
Restrictions	Reports	
Call Lister	None	

Attractive office condo unit available for sale or lease. The unit is in Eastlake Industrial District and is 3,350 SF office space. The space in has main level entrance with private stairway to 2nd level. The unit has 5 offices with glazing & an abundance of natural light. The unit has a kitchen, large boardroom, and 2 private washrooms. Base Rent: Starting at \$16.00 PSF/Annum plus Op. Sale price is \$889,000.00. • Low operating costs of \$7.52 PSF comprised of property taxes & condo fees (Est. 2025). • Unit is vacant & ready for incoming owner/user. • 7 assigned surface parking stalls at no additional cost. • Well managed property.

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