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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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 117	<b>Lease Amount</b> 16.00
<b>Lease Frequency</b> Annually	<b>Lease Term</b> Negotiable	<b>Zoning</b> I-G
<b>Subdivision</b> East Shepard Industrial	<b>Building Type</b> Condo Complex	<b>Year Built</b> 2009
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 0815047	<b>Building Area (Sq. Ft.)</b> 349410.20	<b>Building Area (Sq. M.)</b> 32461.00
<b>Footprint (Sq. Ft.)</b> 3350	<b>Parking</b> 7	<b>Inclusions</b> na
<b>Restrictions</b> Call Lister	<b>Reports</b> 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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