

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.

## 552 42 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
33726


**MLS ID:**  
A2281429

**\$14**



 **BENNETT EDWARDSON**  
 (403) 973-0238

 Manchester Properties Inc.  
 403-212-5375

 552 42 Avenue SE, Calgary , Alberta T2G 1Y6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 126	<b>Lease Amount</b> 14.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> DC IG	<b>Subdivision</b> Manchester Industrial
<b>Building Type</b> Commercial Mix,Mixed Use,Warehouse	<b>Year Built</b> 1971	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 2067.00
<b>Building Area (Sq. M.)</b> 192.03	<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister
<b>Reports</b> Floor Plans		

This 2,067 Sq. Ft. bay is located in the Manchester Business Centre on 42 Ave SE between MacLeod Trail and Blackfoot Trail. Excellent access to major throughfares, downtown, 39 Avenue LRT Station and SE-SW residential communities. The zoning allows for IG uses and retail on a discretionary basis. Great parking and access to the space at the front and rear including a dock height loading door. The unit is equipped with 5 offices, reception area, storage, 2 bathrooms, kitchenette and warehouse space, dock loading with external dock platform, 60 AMPs (TBV), 16; ceiling height. There is ample unassigned surface parking. Contact our team today to schedule a tour or for more information. Please click the brochure link for further info!

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