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## 1, 107 12 AVENUE NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34476

**MLS ID:**  
A2293799

**\$20**



 **BOB VESEY**  
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 Grey Rock Properties  
 403-921-7112

 1, 107 12 Avenue NW, Calgary , Alberta T2M 0C4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Zoning</b> CM
<b>Subdivision</b> Crescent Heights	<b>Building Type</b> Commercial Mix,Office Building	<b>Year Built</b> 1978
<b>Structure Type</b> Institutional	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 3946N	<b>Building Area (Sq. Ft.)</b> 16038.36	<b>Building Area (Sq. M.)</b> 1490.00
<b>Lot Size (Sq. Ft.)</b> 16038	<b>Lot Size (Acres)</b> 0.37	<b>Footprint (Sq. Ft.)</b> 1104
<b>Roof</b> Asphalt	<b>Cooling</b> Central Air,Full	<b>Heating</b> Natural Gas
<b>Access to Property</b> Accessible to Major Traffic Route,Direct Access,Major Shopping Nearby,Public	<b>Inclusions</b> Kitchen Appliances	<b>Restrictions</b> Call Lister
<b>Reports</b> None		

For Lease Great Location on Centre St. N. Main Floor Space. Attractive receptions and 4 private offices with glass office petitions. In unit washroom, kitchen and staff area. Bus stop at door. Many banks and restaurants in area, Minutes to downtown core. Head lease possible. 2 Parking stalls at \$125. per month. Operating costs \$15.50 per Sq. Ft., per yr. (\$1,426.00 per month) Sublease term until March 31, 2029. Asking rent \$20.00 per Sq. Ft. per Yr. (\$1,840.00 per month)

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