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## 200, 1112 40 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34478

**MLS ID:**  
A2294061

**\$8**



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

 200, 1112 40 Avenue NE, Calgary , Alberta T2E 5T8

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> MCI	<b>Subdivision</b> McCall	<b>Building Type</b> Institutional
<b>Year Built</b> 1974	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 154LK	<b>Building Area (Sq. Ft.)</b> 70687.19
<b>Building Area (Sq. M.)</b> 6567.00	<b>Footprint (Sq. Ft.)</b> 2000	<b>Inclusions</b> Kitchen appliances as viewed
<b>Restrictions</b> Call Lister	<b>Reports</b> None	

For Lease air conditioned office space 40th Ave NE. multiple offices, large private boardroom kitchen and private washrooms. Large bullpen or training area. Perimeter offices with plenty of natural light. 2 parking stalls included at no charge and lots of street parking. Great view of Downtown and the mountains. Quick access to Deerfoot Trail and McKnight Blvd. and 32nd ave via 12 Ave. Transit route on block away. Rent \$8.00 per Sq. Ft. per Yr. and operating \$8.00 per Sq. Ft. per yr, including utilities.

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