

112, 2850 107 Avenue SE  
Calgary, Alberta

MLS # A2240384



## \$18 per sq.ft.

Division: Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,261 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.65 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

End-cap unit built in 2006 offering 2,261 SF of rentable space, including 1,466 SF of warehouse and 795 SF of main floor office. Also includes a bonus 795 SF of second-level, fully built-out office space at no additional charge. The unit features multiple offices, a boardroom, storage, and washrooms on both levels. The warehouse offers 24' clear height to the joists and one grade-level drive-in door. Located near Quarry Park amenities (restaurants, CO-OP, library, YMCA) with excellent access to Barlow Trail, Deerfoot Trail, and 114th Ave SE. Lease rate: \$18.50 PSF. Available September 1.