

A, 1115 48 Avenue SE
Calgary, Alberta

MLS # A2242986



\$19 per sq.ft.

Division: Highfield

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,866 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Extremely rare opportunity to lease a small industrial bay with a fenced yard area, especially in a central location with quick access to the downtown core. The space is wide open and only includes one new washroom and a small enclosed electrical room. Renovations on the unit are nearly complete, and it will be available for occupancy by September 2025. This bay includes many features not typical to a space this small, such as two oversized drive-in doors, a high electrical supply, a 1,500 square-foot fenced yard area, and tons of windows for natural light. Operating Costs for 2025 are estimated at \$7.77 per square foot. See the listing brochure for all additional information. GENERAL MECHANICS WILL NOT BE CONSIDERED.