

**534 42 Avenue SE  
Calgary, Alberta**

**MLS # A2243794**



## \$14 per sq.ft.

<b>Division:</b>	Manchester Industrial
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Manchester Business Centre
<b>Bus. Name:</b>	-
<b>Size:</b>	1,966 sq.ft.
<b>Zoning:</b>	DC IG
<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	Natural Gas Paid, Electricity Not Paid For, Water Paid For
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

This 1,966 Sq. Ft. bay is located in the Manchester Business Centre on 42 Ave SE between MacLeod Trail and Blackfoot Trail. Excellent access to major thoroughfares, 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 2 offices, reception area, storage, boardroom, bathroom, kitchenette and warehouse space, dock loading with external dock platform, 100 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!