



For Sublease

647 - 46 Avenue NE
Calgary, AB

± 14,242 s.f. of Warehouse & Office Space

- Equipped with oversized doors
- Paved, fenced and secured yard
- Newly constructed office space
- Central northeast location close to major thoroughfares

Property Details

Address	647 - 46 Avenue NE		
District	Greenview		
Zoning	I-G (Industrial General)		
Building Size	Warehouse:	± 10,842 s.f.	
	Office	± 3,400 s.f.	
	Total:	± 14,242 s.f.	
Sublease Expiry	June 30, 2028 (Headlease negotiable)		
Loading	3 (14' x 16') drive-in doors		
Ceiling Height	20' clear		

Power	400 amps (TBV)
Lease Rate	\$13.25 p.s.f.
Op. Costs	\$4.35 p.s.f.
Available	Negotiable
Features	<ul style="list-style-type: none">• Make-up air (CFM: TBV)• Equipped with two (2) dual compartment sumps• Paved, fenced, secured yard• Newly renovated office space

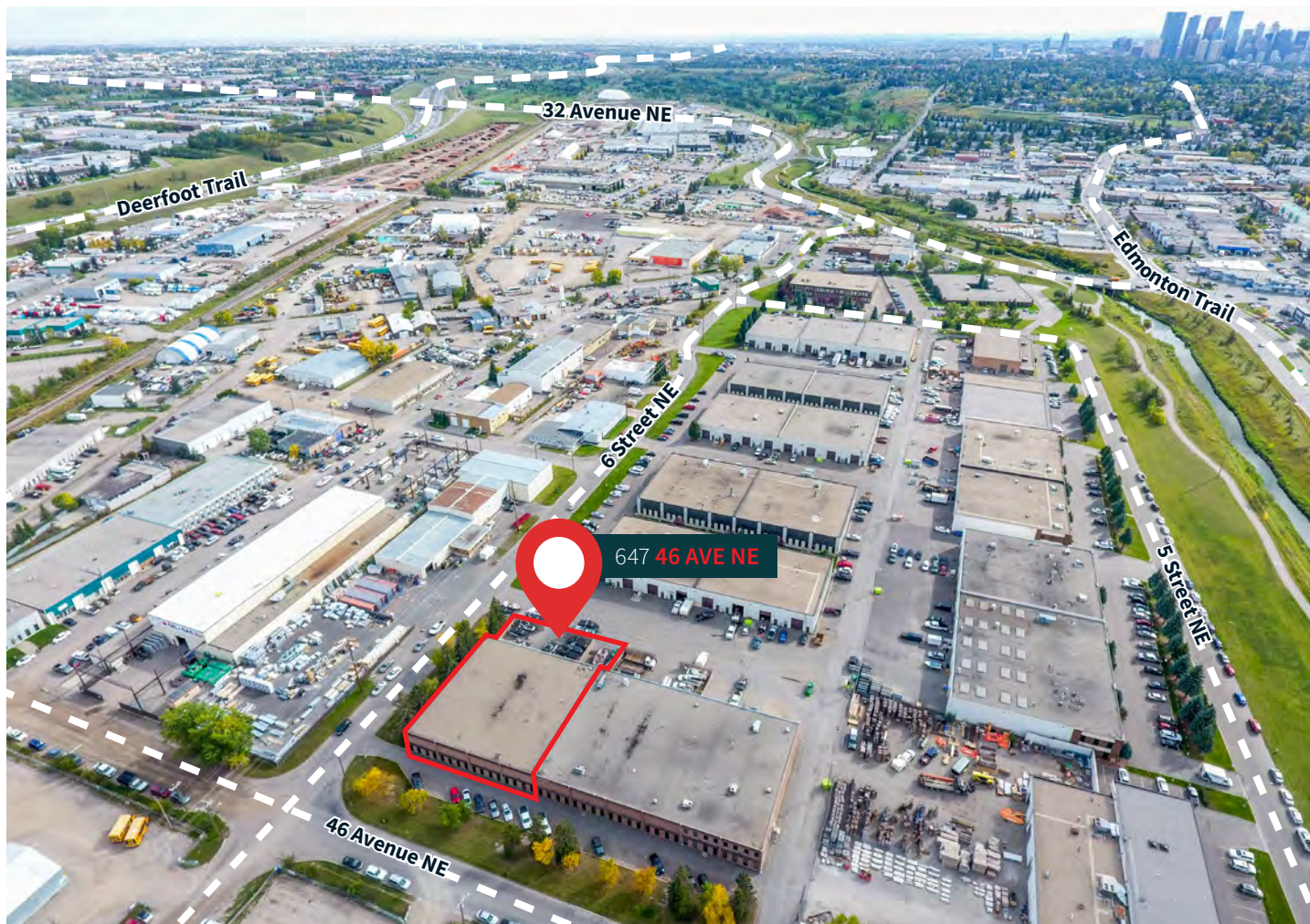
Floor Plan



Photos



Property Location



Major Roads and Destinations



Edmonton Trail → **3 min. / 1.0 km**



Stoney Trail East → **12 min. / 12.5 km**



Deerfoot Trail → **5 min. / 2.6 km**



Downtown Calgary → **12 min. / 9.4 km**



Trans-Canada Hwy → **7 min. / 4.3 km**



Calgary Int. Airport → **12 min. / 9.8 km**

Contact us for more information



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