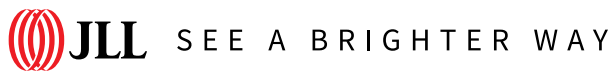


REDUCED RATES



For Sublease

647 - 46 Avenue NE
Calgary, AB

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

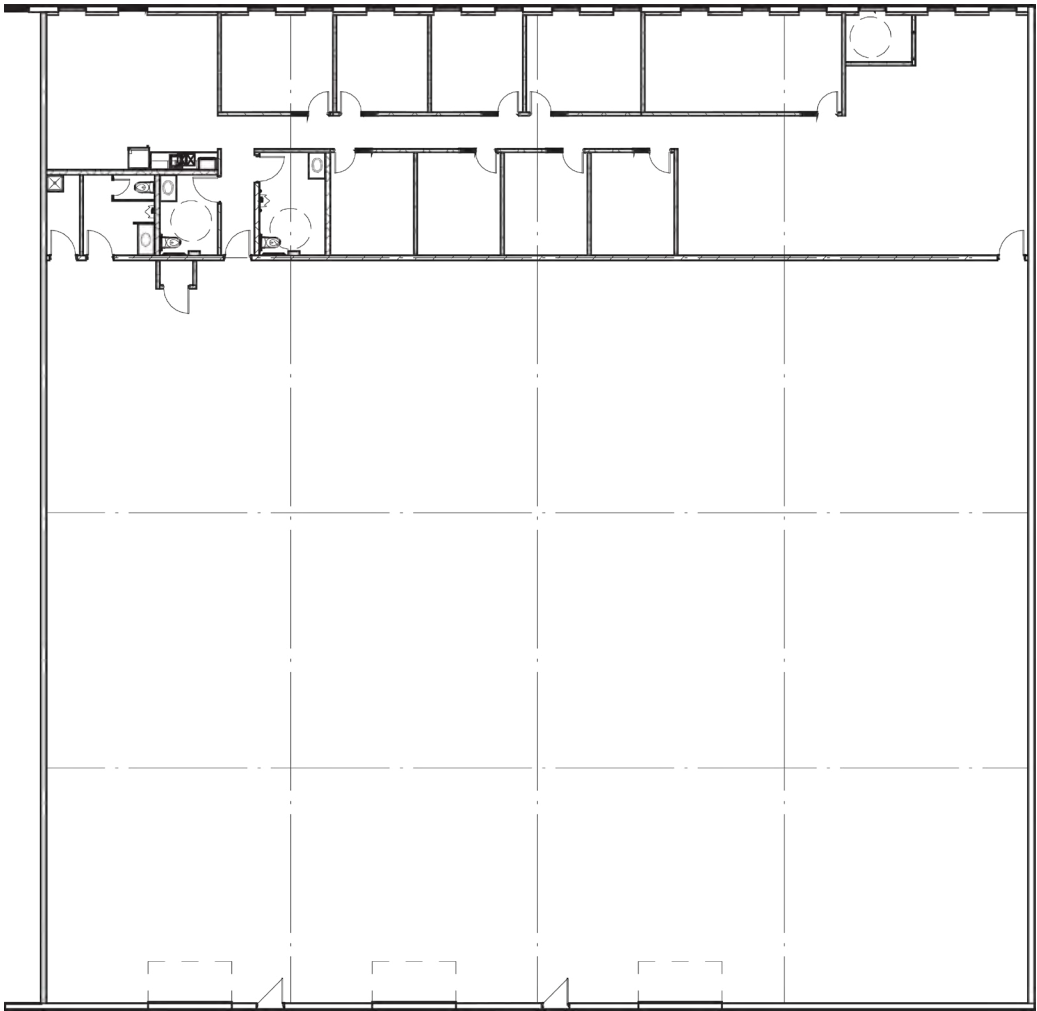
- Equipped with oversized doors
- Paved, fenced and secured yard
- Newly constructed office space
- Central northeast location close to major thoroughfares

Property Details

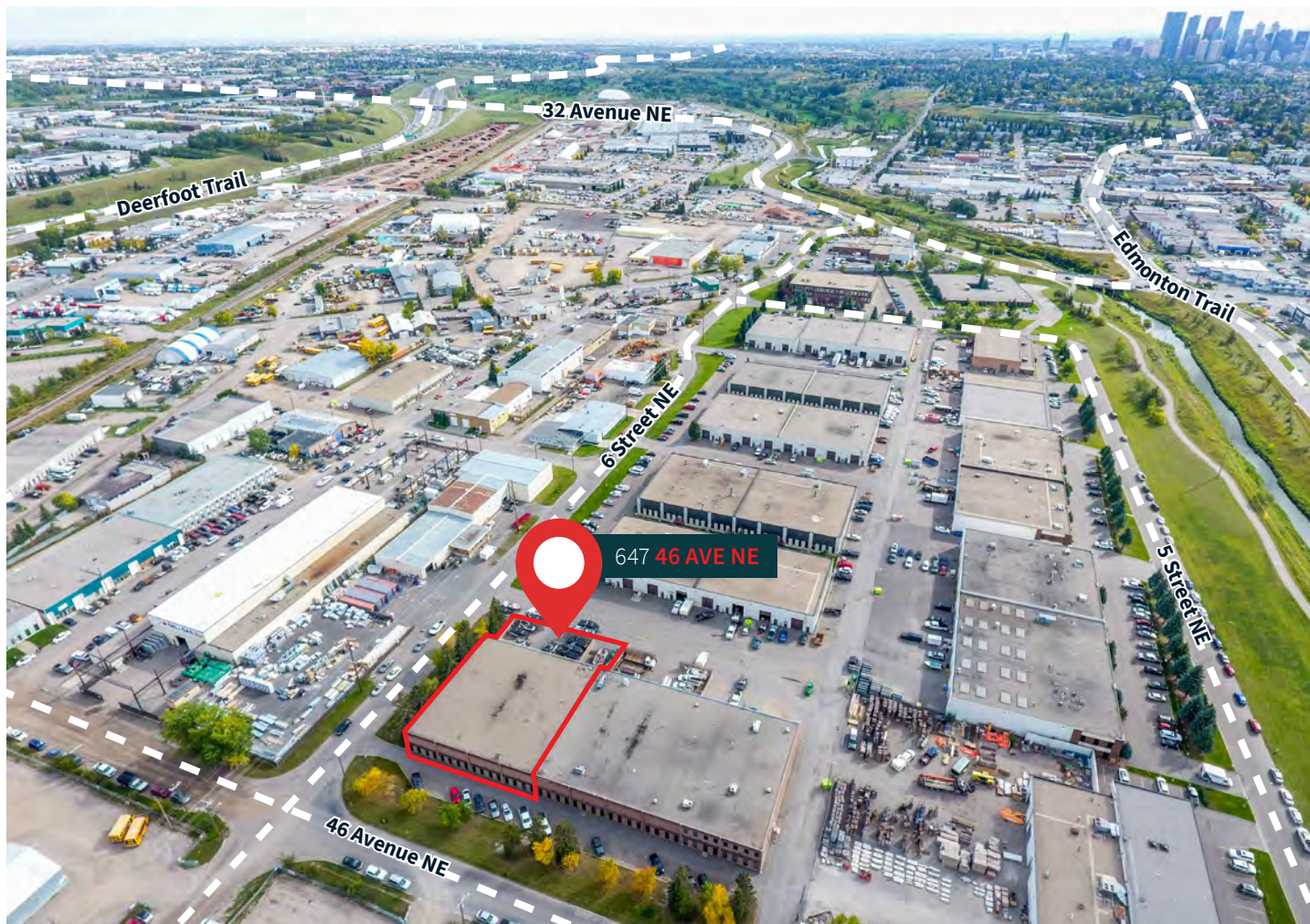
| | | | |
|------------------------|---|-----------------------|--|
| Address | 647 - 46 Avenue NE | Ceiling Height | 20' clear |
| District | Greenview | Power | 400 amps (TBV) |
| Zoning | I-G (Industrial General) | Lease Rate | \$13.25 p.s.f. \$12.75 p.s.f. |
| Building Size | Warehouse: ± 10,842 s.f. Office ± 3,400 s.f. Total: ± 14,242 s.f. | Op. Costs | \$4.35 p.s.f. |
| Sublease Expiry | June 30, 2028 (Headlease 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 |
| Loading | 3 (14' x 16') drive-in doors | | |



Floor Plan



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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