

\$15 - Unit 11, 711 48 Avenue Se, Calgary

MLS® #A2104940

\$15

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

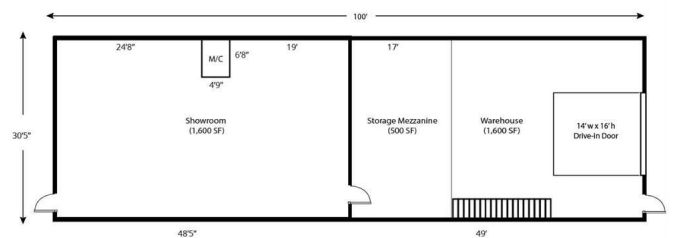
Highfield, Calgary, Alberta

Centrally located 3,200 SF of flex/industrial space for sublease located near Blackfoot Trail SE and 46 Avenue SE. It is I-C zoning (Industrial Commercial), which allow a wide variety of retail and industrial uses. The layout approximately 50% of showroom and 50% of warehouse with drive-in loading (14 Ft x 16 Ft). The showroom area is currently in shell condition, but the Sublandlord is willing to reinstall a washroom. The warehouse space includes 21 Ft of clear height, 100 amps, new LED lighting, and 500 SF of storage mezzanine (free of charge). Ample of site parking. Ample of amenities within the commercial complex, which includes several fast-food restaurants and cafes such as Tim Hortons, Marcy Brown's™ Chicken, and Taco Time. Excellent pylon signage opportunity with direct exposure to Blackfoot Trail SE. Close proximity to Glenmore Trail SE and Deerfoot Trail SE. The Lease Rate is \$15.00 PSF and Operating Costs are at \$9.66 PSF; thus a total of \$24.66 PSF.

Built in 1964

Essential Information

MLS® #	A2104940
Price	\$15
Sold Price	\$14
Bathrooms	0.00
Acres	0.00



Floor plan area is not to scale. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Year Built	1964
Type	Commercial
Sub-Type	Retail
Status	Sold

Community Information

Address	Unit 11, 711 48 Avenue Se
Subdivision	Highfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 4X2

Additional Information

Date Listed	January 31st, 2024
Date Sold	May 9th, 2024
Days on Market	99
HOA Fees	0.00

Listing Details

Listing Office	CDN Global Advisors Ltd.
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