

\$9 - C, 7610 5 Street Se, Calgary

MLS® #A2124541

\$9

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

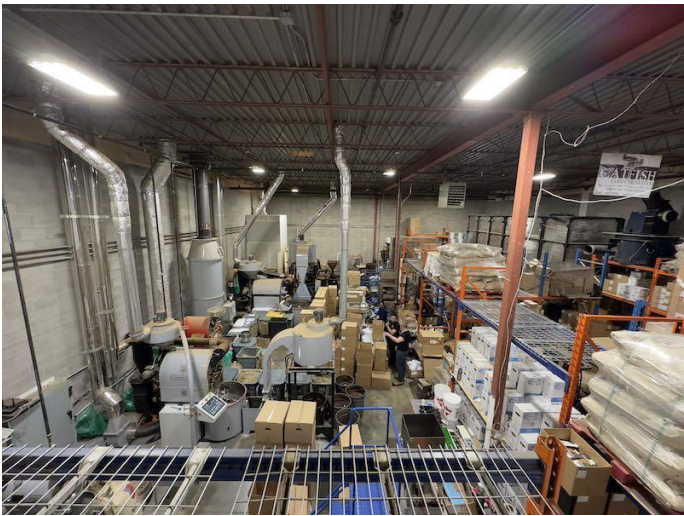
NONE, Calgary, Alberta

Warehouse Space: 4,101 sq.ft. (+/-) / Office Space: 958 sq.ft. (+/-) / Storage Bunker Space: 3,882 sq.ft. (+/-) / Storage Mezzanine Space: 859 sq.ft. (+/-) / Zoning: I-G (Industrial General) / Loading: 2 dock-level doors (8' x 8') for warehouse, 1 dock-level door (8' x 8') for storage bunker / Ceiling Height in Warehouse: 20' (+/-) / Ceiling Height in Storage Bunker: 8' (+/-) / Power: 250 amps (TBV) / Net Rent: Call to inquire / Operating Costs (2024): ~ \$5.78 per sq.ft. / Sublease Term: Expires September 30, 2025 / Available Possession Date: July 1, 2024 / Notes: Rare opportunity for a short-term sublease of a warehouse and storage bunker below. The Net Rent is far lower than current market rates for comparable properties. The additional rent for the large storage bunker is only \$2,000 per month (plus GST). Mezzanine space not charged rent. Well located property across from the Calgary Farmers Market, with Glenmore Trail access nearby. I can help you to extend the sublease term into a direct headlease agreement with the landlord, should you wish to retain the property for longer.

Built in 1985

Essential Information

MLS® #	A2124541
Price	\$9
Sold Price	\$9



Bathrooms	0.00
Acres	0.00
Year Built	1985
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	C, 7610 5 Street Se
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 2L9

Additional Information

Date Listed	April 19th, 2024
Date Sold	June 19th, 2024
Days on Market	61
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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