

\$3,600 - 101, 11769 40 Street Se, Calgary

MLS® #A2204117

\$3,600

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

East Shepard Industrial, Calgary, Alberta

2,400 sq foot. End Unit with corner glass windows giving west sunlight exposure. Located in the west end of the Southbend Centre Complex. With windows on two sides this will make very bright daylight office areas. Presently a 2 piece bathroom, with 17 Ft floor to the ceiling height. Lease Term availability is 5 year with renewable option(s). Operating Cost "OPC" include city property taxes, condo fees, exterior maintenance, mechanical maintenance, snow removal, structural insurance. Front display area has 2 offices and Bathroom area 1287 sq. ft. Warehouse is 1051 sq. ft. Call listing broker for information and accessibility.

Built in 2006



Essential Information

| | |
|------------|------------|
| MLS® # | A2204117 |
| Price | \$3,600 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 101, 11769 40 Street Se |
| Subdivision | East Shepard Industrial |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 4M8 |

Amenities

| | |
|----------------|---|
| Utilities | Cable Available, Cable Internet Access, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 4 |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 9 |
| Zoning | DC |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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