$13 - Unit 105, 4712 13 Street Ne, Calgary

MLS® #A2215845

$13
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

McCall, Calgary, Alberta

4,014 SF industrial bay at a prime northeast location near McKnight Boulevard and Deerfoot Trail NE. This industrial bay includes 1,287 SF of main floor office space, 841 SF of bonus mezzanine (free of charge), and 2,727 SF of warehouse space. The main floor office space consists of a front reception area, 2 private offices, coffee area, and two washrooms. The bonus mezzanine includes an open concept area and a lunchroom/kitchenette area with a sink. Functional wide warehouse space (39 Ft w x 67 Ft D) includes 20.75 Ft clear height, 100 Amps, 120/208 Volt (TBV), and 1 Drive-in door (12 Ft w x 14 Ft h). Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall. Close proximity to 12 Street NE, McKnight Boulevard NE, and Deerfoot Trail NE. The Lease Rate is starting at $13.00 PSF, and the Operating Costs (6.21 PSF), thus total $19.21 PSF. Available immediately. Pleaser note: no automotive use permitted.

Built in 1975

Essential Information

MLS® #	A2215845
Price	$13
Bathrooms	0.00
Acres	0.00
Year Built	1975

Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	Unit 105, 4712 13 Street Ne
Subdivision	McCall
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6P1

Additional Information

Date Listed	April 29th, 2025
Days on Market	47

Listing Details

Listing Office	CDN Global Advisors Ltd.

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