

I-C ZONED / FLEX RETAIL SPACE
// 3,200 SF

FOR SUBLEASE

711 - 48 Avenue SE, Unit 11, Calgary, AB



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PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Address:	711 - 48 Avenue SE, Unit 11
District:	Highfield Industrial
Zoning:	I-C (Industrial Commercial)
Total Square Footage:	3,200 SF
Showroom:	1,600 SF
Warehouse:	1,600 SF
Bonus Mezzanine:	500 SF
Clear Height:	21'5" to truss
Loading:	1 Drive-in (14' w x 16' h)
Power:	100 Amps (TBV)
Sublease Rate:	Market
Operating Costs (Est 2023):	\$9.66 PSF
Sublease Term:	August 30, 2028
Availability:	Immediate

- I-C zoned flex retail space
- 50% showroom and 50% warehouse layout with drive-in loading
- 500 SF of storage mezzanine (free of charge)
- Showroom in shell condition; Sublandlord will reinstall washroom
- LED lighting in warehouse
- Ample on-site common parking
- Excellent pylon signage opportunity with direct Blackfoot Trail exposure
- Centrally located by Blackfoot Trail SE and 46 Avenue SE
- Close proximity to Glenmore Trail and Deerfoot Trail SE



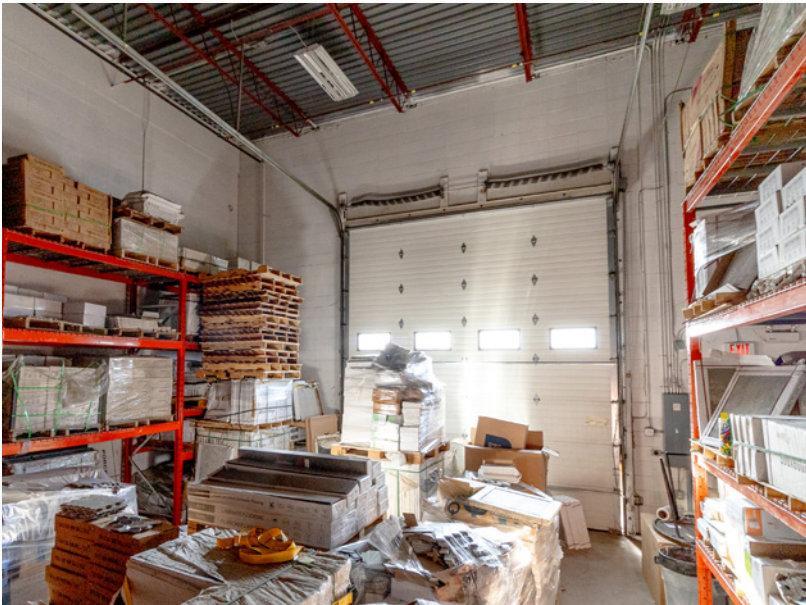
PROPERTY PICTURES // 711 - 48 Avenue SE, Unit 11



Features:

// Bright front 1,600 SF showroom

// Sublandlord willing to negotiate improvements



// Large 1,600 SF of warehouse space

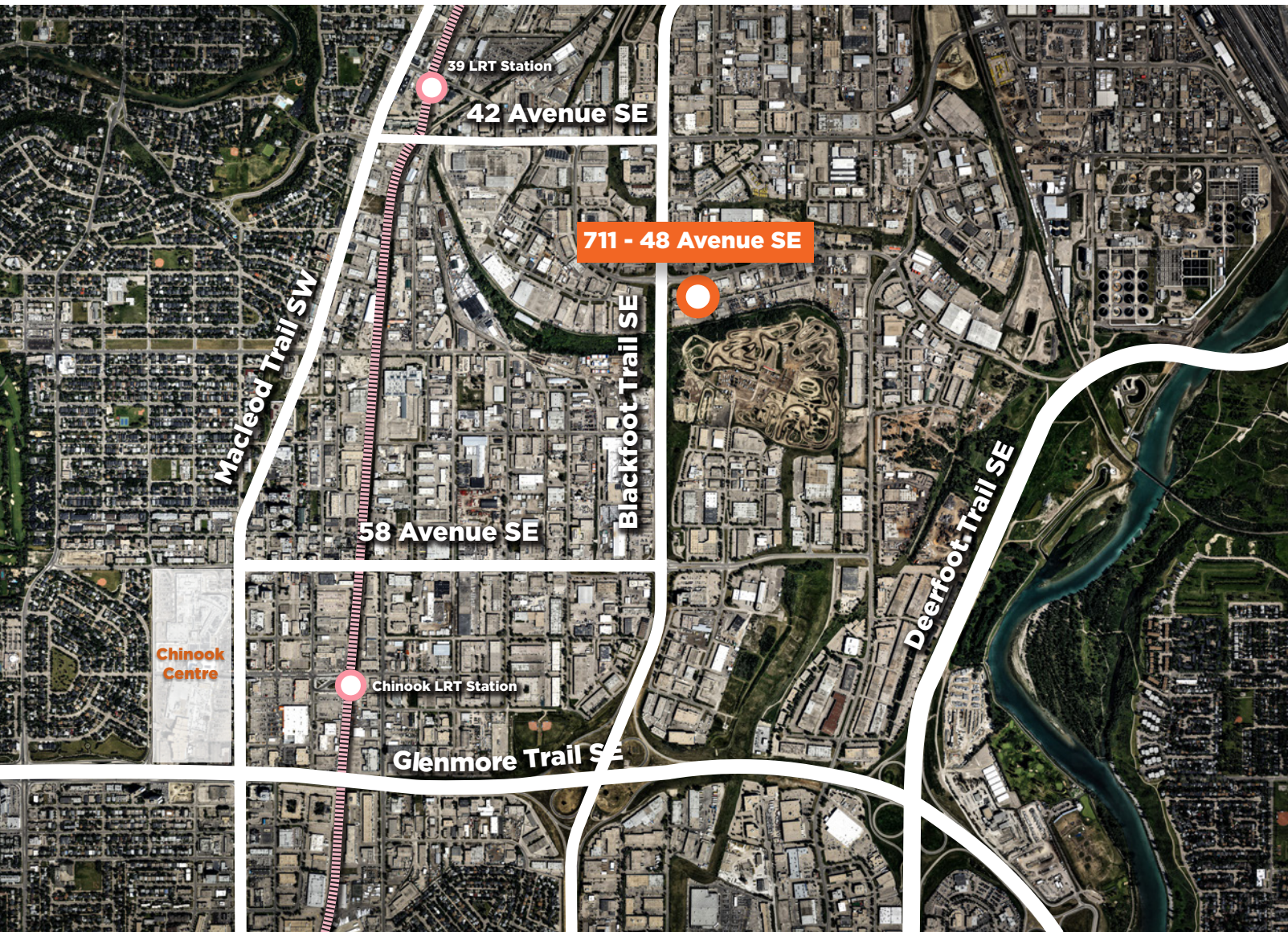
// 14' w x 16' h drive-in door

// 500 SF of bonus mezzanine space for light storage (Free of charge)

LOCATION

Located in South Central Calgary, Highfield Industrial district, with convenient access to major thoroughfares such as Blackfoot Trail SE, Glenmore Trail SE, Macleod Trail SW, and Deerfoot Trail SE

Abundance of amenities within the commercial centre, short drive to Chinook Mall and ample of restaurants, cafes and other retail shops



Drive Times:

32 Avenue NE: **1 minutes**

Deerfoot Trail NE: **3 minutes**

Downtown Calgary **12 minutes**

Calgary Airport: **12 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Centrally located in Highfield Industrial park



Close proximity to Blackfoot Trail, Glenmore Trail, and Deerfoot Trail SE

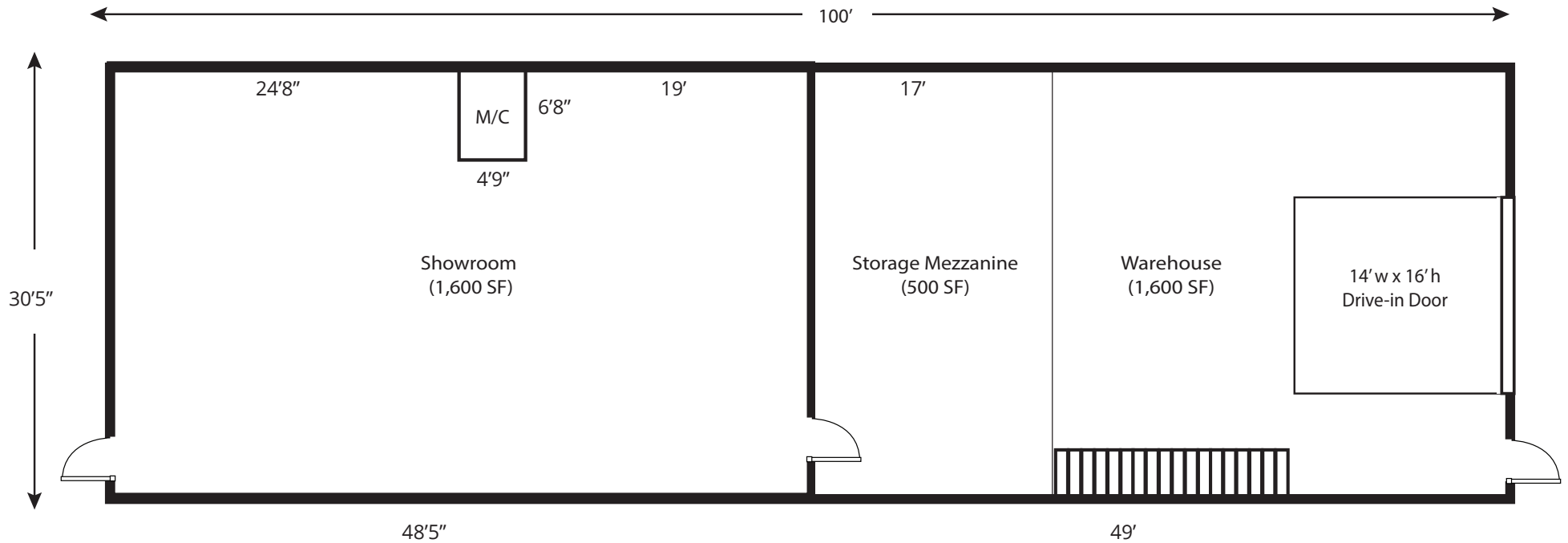


Ample of restaurants & fast food



Retail Shops, Shopping and hotels nearby

FLOOR PLAN



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.

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