

AVISON
YOUNG

For Sublease

461 - 42 Avenue SE
Calgary, AB



INDUSTRIAL/FLEX CONDO BAY

David Jantzie

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Ayden Hamilton

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461 ⁴² Avenue NE

Property details

DISTRICT	Meridian
ZONING	I-G (Industrial General)
BUILDING AREA	Office: ± 3,200 sf Warehouse: ± 800 sf Total: ± 4,000 sf
LOADING	1 dock door
POWER	200 amp
CEILING HEIGHT	14'
LEASE RATE	Market
SUBLEASE EXPIRY	February 28, 2031
OP.COSTS (2026)	\$6.45 PSF
PYLON SIGN RENTAL	1 sign @ \$70/month: \$840.00

Property highlights



Approximately 80% showroom and 20% warehouse



Exceptional, high profile property located with direct 42 Avenue SE exposure



Bright, open floor plan with multiple private offices



Substantial front window glazing and natural light



Sprinklers in warehouse



Ample parking



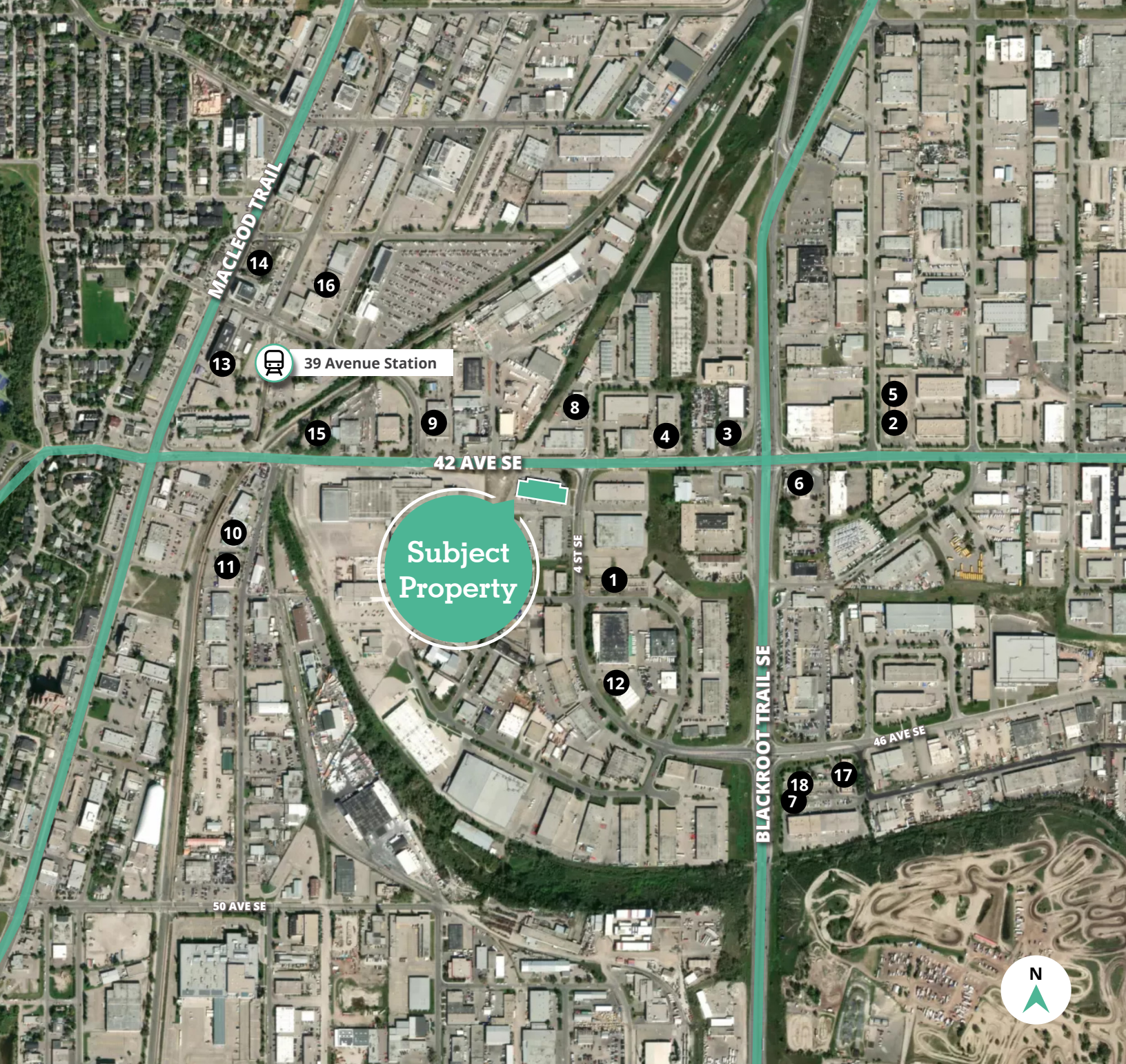
Good access to Blackfoot and Macleod Trail



8 minute walk to 39 Avenue LRT Station







Location

- | | |
|------------------------------|-------------------------------|
| 1. Empanada Queen | 10. Annex Ale Project |
| 2. Subway | 11. The Establishment Brewing |
| 3. Coco Brooks Highfield | 12. Picaditas Latin Foods |
| 4. Pretty Sweet Bakeshop | 13. The Burger Mechanic |
| 5. Circle K | 14. McDonald's |
| 6. Shell | 15. Alloy |
| 7. Tim Hortons | 16. Uncommon Cider Co. |
| 8. Old Fashioned Meat & Deli | 17. Jane Bond BBQ |
| 9. Kal Tire | 18. Mary Brown's Chicken |

Drive times

- | | | | |
|-----------|---------|------------|----------------------------------|
| 7 | minutes | 5.7km to | Downtown Core |
| 18 | minutes | 17.4 km to | YYC International Airport |



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Platinum member

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