

FOR LEASE



608 - 42nd Avenue SE, Calgary, AB
6,000 sq. ft. Stand Alone Building



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PROPERTY DETAILS

AVAILABLE AREA:

Office Area:	+/-	2,000 sq. ft.
Shop Area:	+/-	4,000 sq. ft.
Total:	+/-	6,000 sq. ft.

SITE:

Aproximately 1.53 acres of fully fenced yard

MONTHLY LEASE RATE:

\$13,500

ADDITIONAL RENT:

Estimated for 2026 at \$4,200/month

AVAILABLE:

30 days

LEASE TERM:

5 years

DISTRICT:

Manchester Business Park

ZONING:

(I-G) Industrial General

CEILING HEIGHT:

18' at peak

ELECTRICAL:

200 amp, 120/208 volt

LOADING:

3 - Drive-doors

COMMENTS:

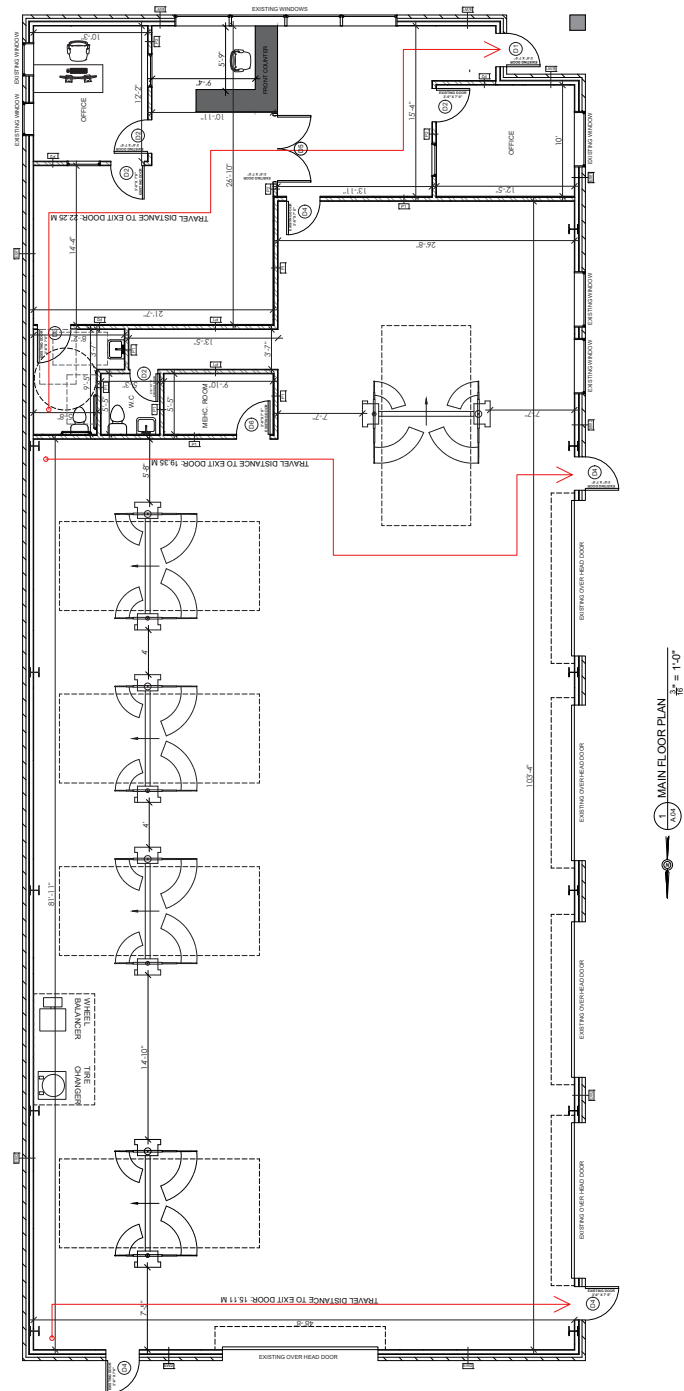
- » Fenced backyard with lights
- » Ideal service facility
- » Stand alone building
- » Great exposure
- » Prime location on Blackfoot Trail with quick access to Glenmore Trail



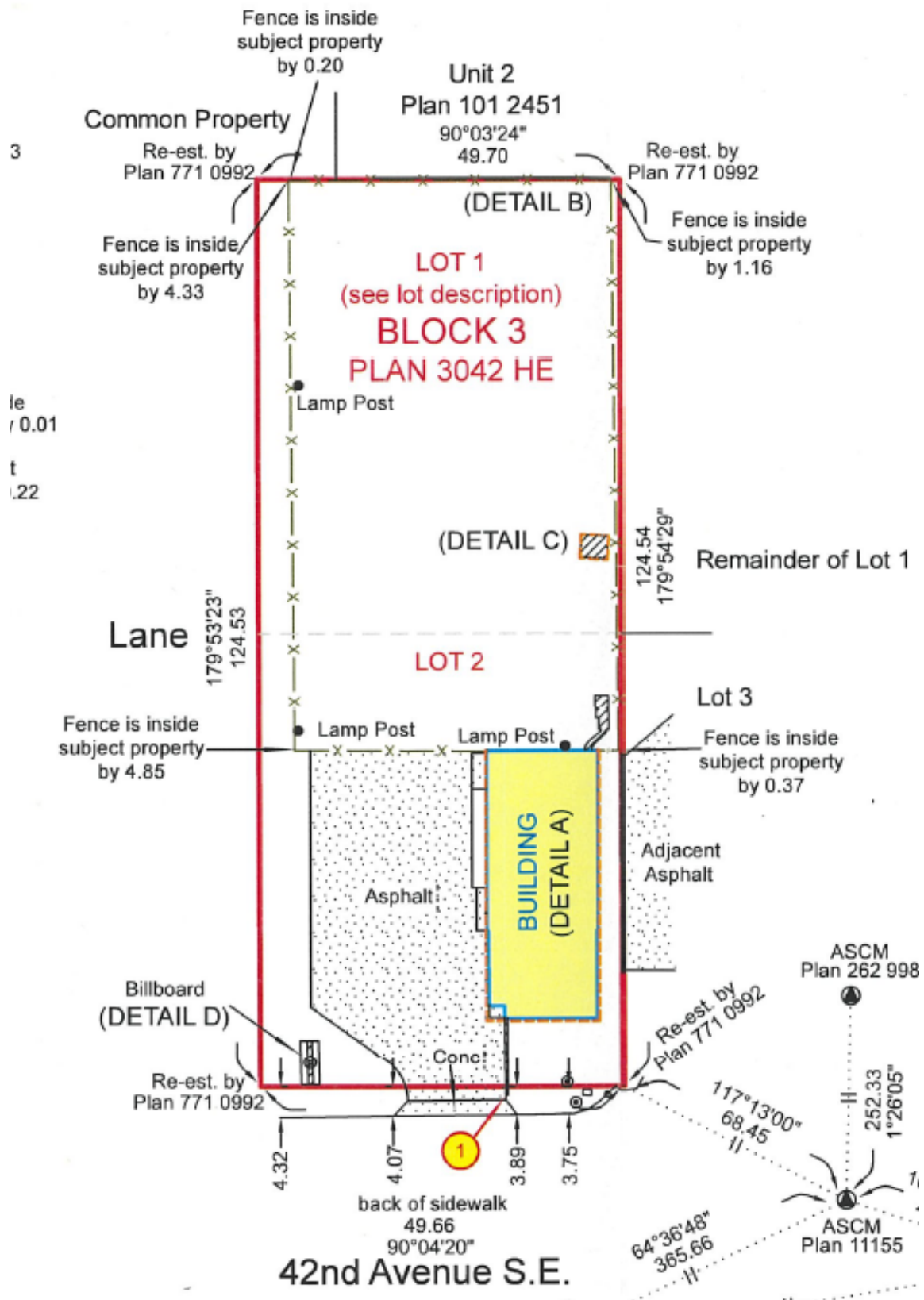
*PHOTO EDITED WITH AI



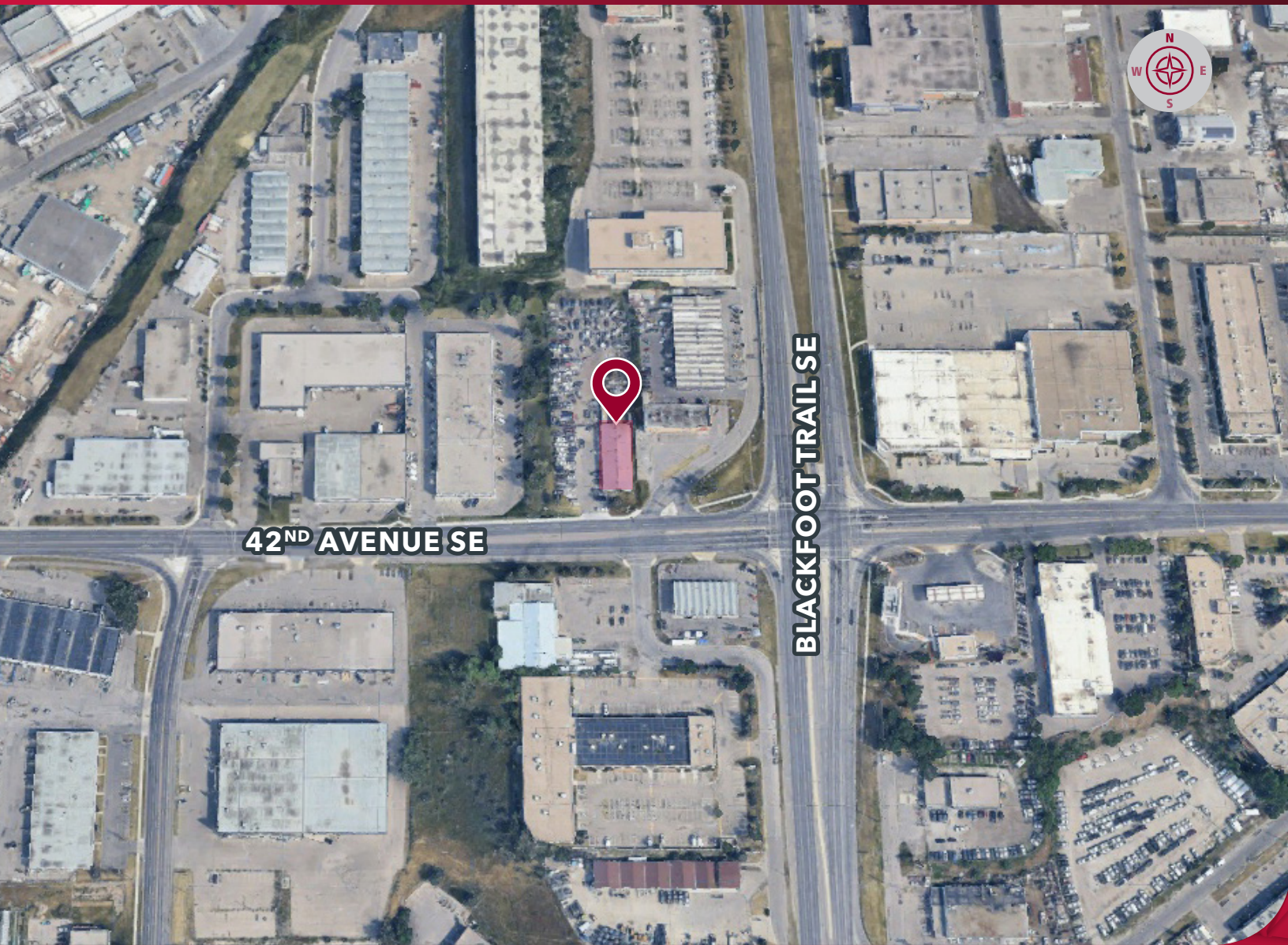
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SITE PLAN



LOCATION



CONTACT US

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