

# FOR LEASE

## Land and Building



**3818-3828 - 15 Street SE**

3,512 sf on 0.45 acres

**Contact:**

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# 3818-3828 - 15 STREET SE

## Property Profile

Building Area:	Main Level (Rentable Area):	3,512 sf
	Second Floor (Bonus Space):	1,080 sf
	<b>Total:</b>	<b>4,592 sf</b>
Site Size:	0.45 acres	
Available:	Immediately	
Term:	2-3 years	
Rental Rate:	\$7,000 per month (Gross)	
Zoning:	IR - Industrial Redevelopment	
Year Built:	1953	
Frontage:	150'	
Ceiling Height:	9'	
Power:	100 amp, 120/208 volt, 3 phase	
Heating:	Forced air	
Grade Level Door:	7.5' x 7.5'	

## Property Information

Convenient access to Blackfoot Trail, Deerfoot Trail, 42nd Ave, and Ogden Road.

Access from both East and West sides of the lot.

Ideal for a workshop, storage, laydown yard.

Automotive use considered.

Former woodworking operation.

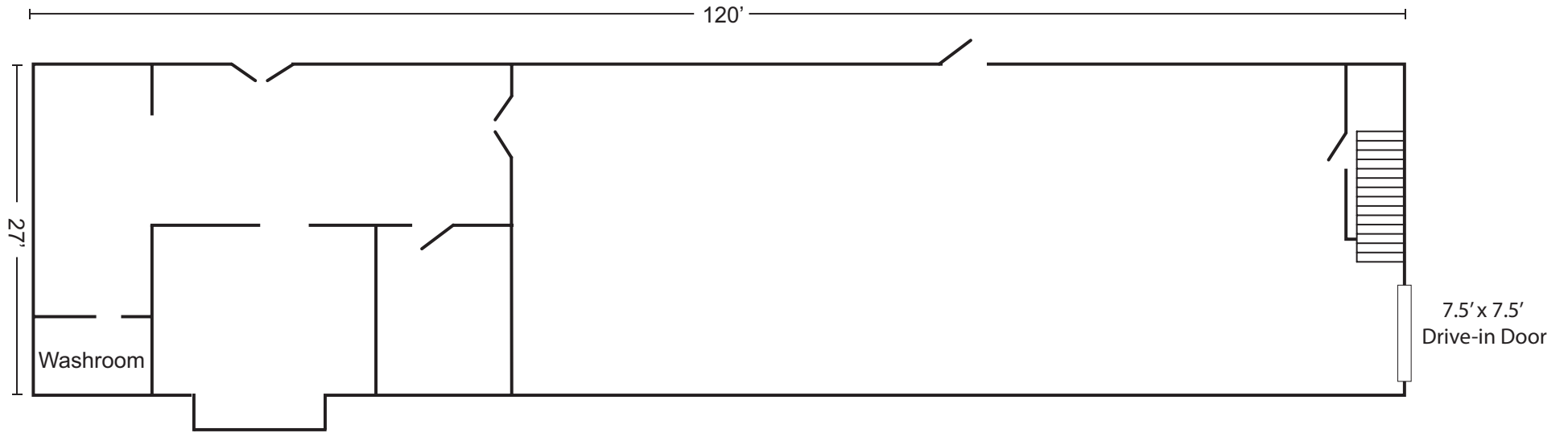
Well-compacted gravel yard.

Option to have the yard fully fenced and secured.

Fully serviced.



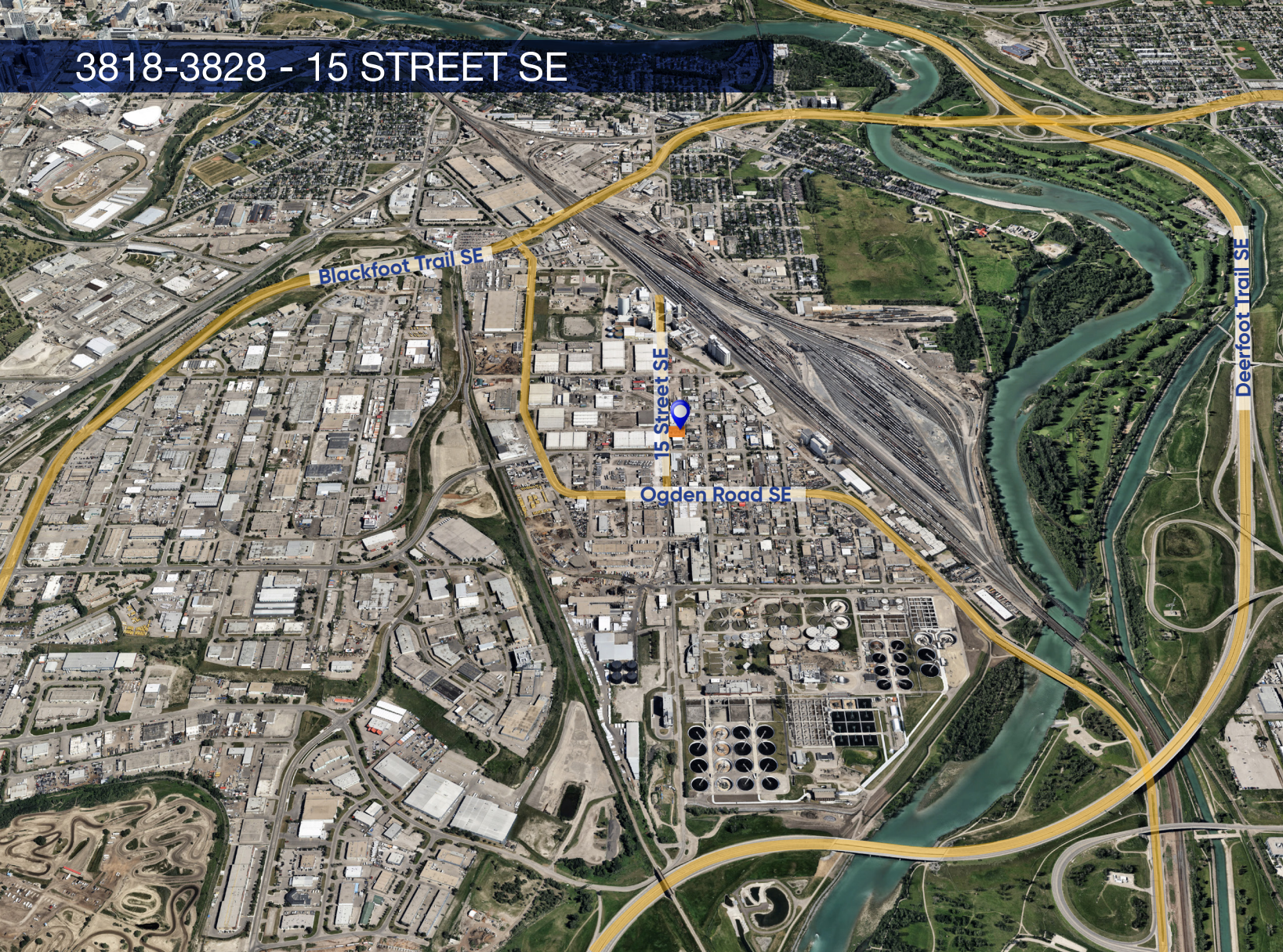
Floor Plan



Floor plan is not to scale



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## Drive times to major arteries in the area

Bonnybrook remains a crucial and highly desirable industrial area within Calgary due to its established infrastructure, strategic location, and capacity to support a wide range of industrial uses. Its future potential is tied to expanding e-commerce, logistics, and recycling sectors, and it is likely to continue playing a central role in Calgary's industrial landscape.



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