

FOR SALE & LEASE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

4950 - 106th Avenue SE, Units 137 & 141, Calgary, AB
4,904 square feet



Drive-in
Loading



Substantial Office
Development



Quick access to Barlow
Trail & 52nd Street SE

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5040 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

PROPERTY DETAILS

AVAILABLE AREA:

Office:	+/- 2,501 sq. ft.
Shop:	+/- 2,403 sq. ft.
Total:	+/- 4,904 sq. ft.

PURCHASE PRICE:

\$1,500,000.00
(\$306.00 PSF)

PROPERTY TAX:

\$26,489.00 for 2026
(\$5.40 per sq. ft. per annum)

NET LEASE RATE:

\$16.95 per sq. ft. per annum

OP. COSTS:

\$10.42 per sq. ft. per annum

CONDO FEES:

\$20,400.00 for 2026
(\$1,700.00 per month)

AVAILABLE:

September 1st, 2026

YEAR BUILT:

2011

ZONING:

I-G (Industrial General)

CEILING HEIGHT:

18' clear

ELECTRICAL:

225 amp, 120/208 volt, 3 phase
2 independant panels

LOADING:

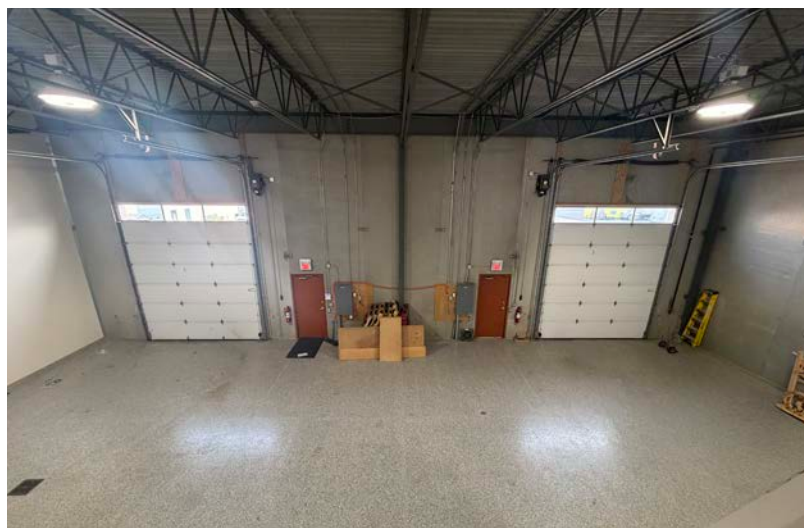
2 - 12' x 14' Drive-in doors

PARKING:

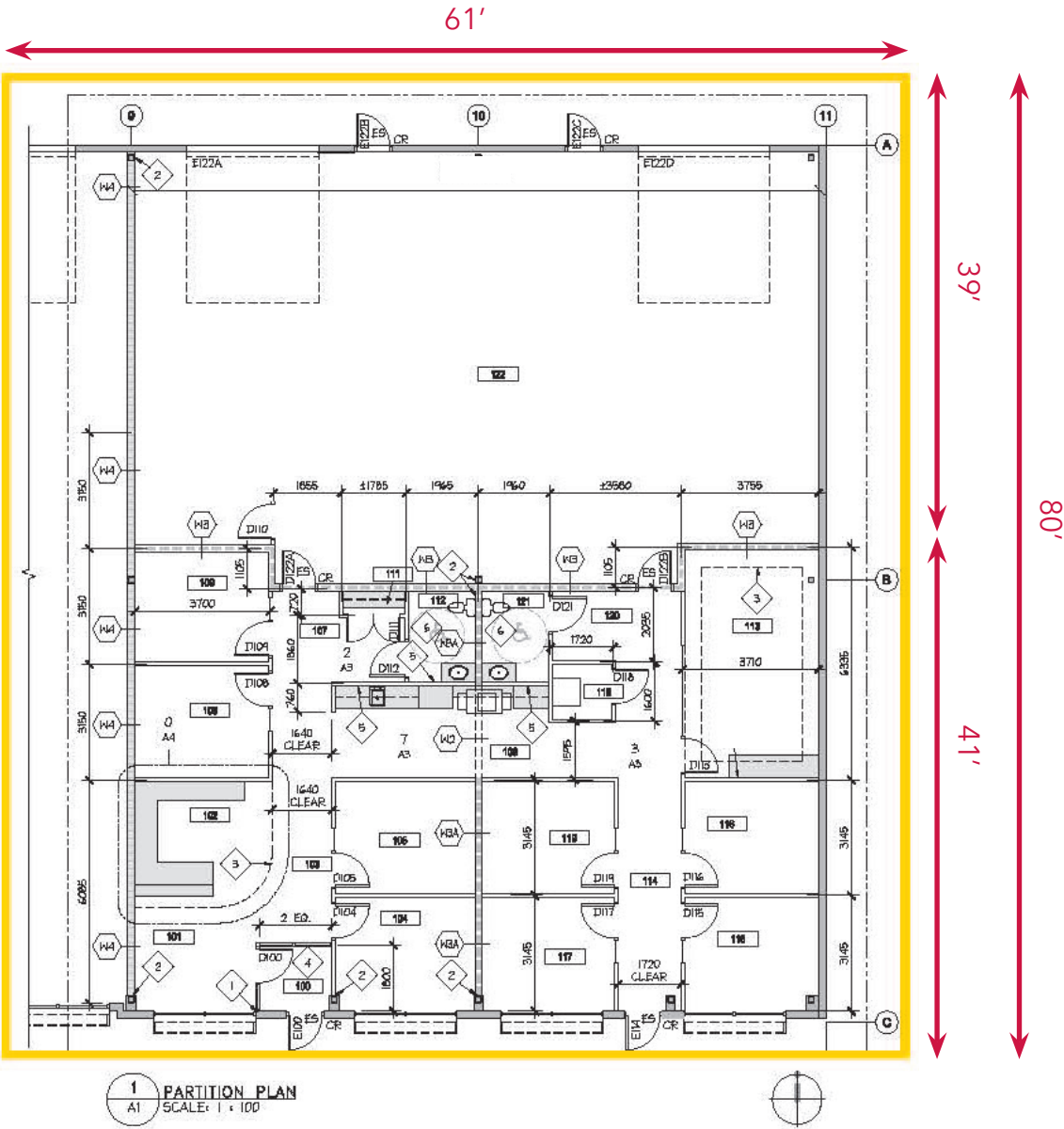
12 parking stalls (6 front, 6 rear)

COMMENTS:

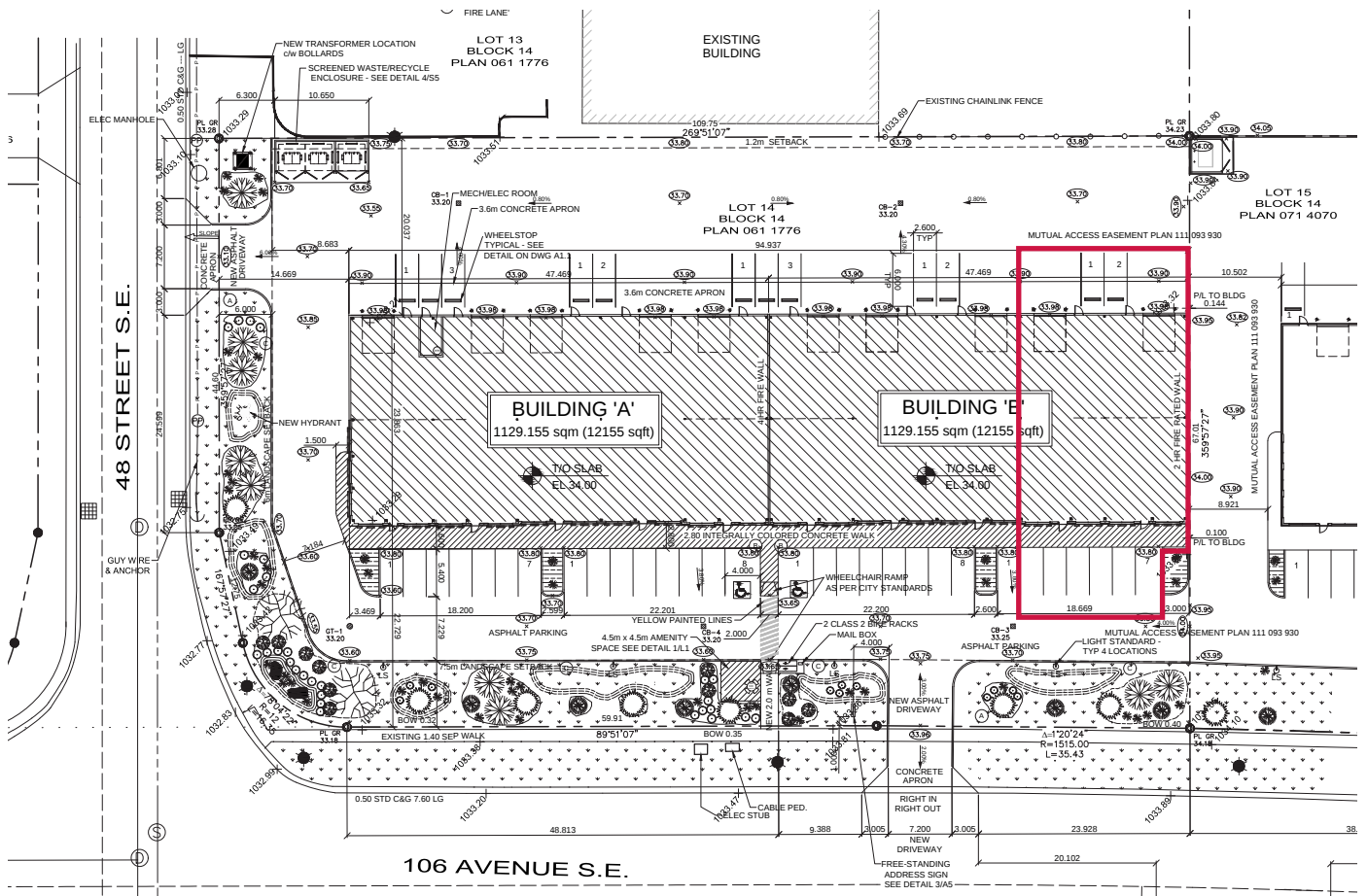
- » High quality office improvements
- » Bonus Storage Mezzanine
- » One Sump
- » Epoxy coated warehouse flooring
- » Furniture negotiable
- » Direct exposure to 106th Avenue SE with quick access to Barlow Trail & 52nd Street SE



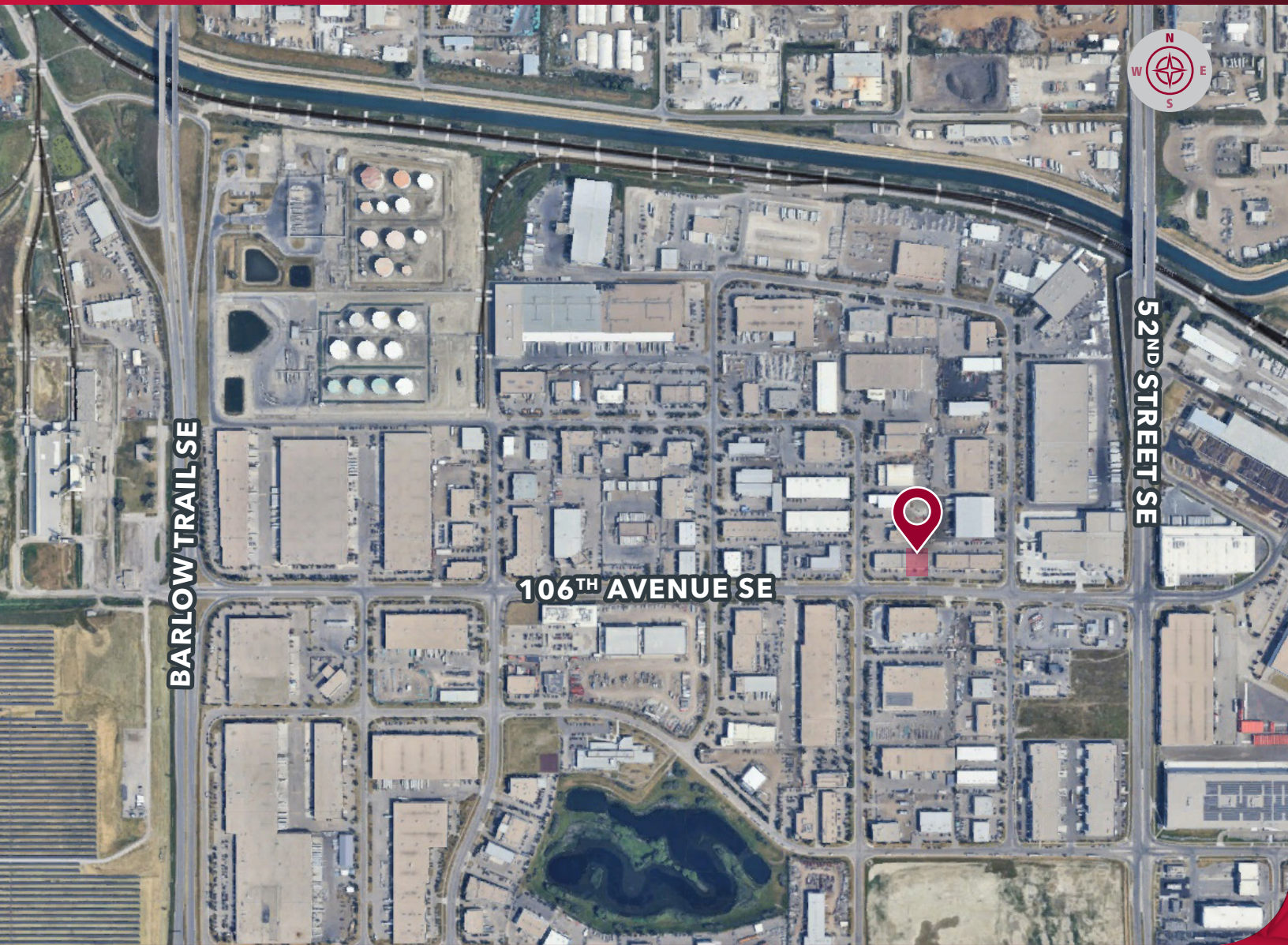
FLOOR PLAN



SITE PLAN



LOCATION



CONTACT US



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