

# \$3,600 - 101, 11769 40 Street Se, Calgary

---

MLS® #A2204117

## \$3,600

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

East Shepard Industrial, Calgary, Alberta

Now available for May 1st occupancy this 2,400 sq foot. end unit with corner glass windows giving west sunlight exposure to both offices. Located in the west end of the Southbend Centre Complex. With windows on the west side and the main front area. This glass light exposure makes this unit bright daylight for the offices and showroom area. 1,287 sq feet of front showroom display area with two large offices, kitchette area and the two piece bathroom. Back warehouse area of 1,051 sq ft with 17 ft hifgh ceiling, 12'Wx14'H overhead door plus man door. This unit has always been leased to dry type storage tenants, Lease Term availability is 5 year with renewable option(s). Triple Net rent with Base Rent at \$18 per sq ft at \$3,600 per month plus Operating Cost "OPC" at \$8.18 per sq ft at \$1,636 per month which include city property taxes, condo fees, exterior maintenance, mechanical maintenance, snow removal, structural insurance. Additional photos are avaiable on request.



Built in 2006

## Essential Information

MLS® #	A2204117
Price	\$3,600
Bathrooms	0.00
Acres	0.00
Year Built	2006

Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	101, 11769 40 Street Se
Subdivision	East Shepard Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4M8

### Amenities

Utilities	Cable Available, Cable Internet Access, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4

### Additional Information

Date Listed	March 18th, 2025
Days on Market	31
Zoning	DC

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.