

105 C - 58 AVENUE S.E.

MANCHESTER INDUSTRIAL DISTRICT

CALGARY | AB

PROPERTY DETAILS

BUILDING SIZE:	±6,676 sq.ft.
LOADING:	1 Dock
ZONING:	I-C Industrial Commercial
NET RENT:	\$18.00 psf per year
ADDITIONAL RENT:	\$8.63 psf per year (2023 budget) To Be Verified
AVAILABLE:	March 1, 2024

PROPERTY HIGHLIGHTS

- Direct exposure to 58th Avenue SE, on prominent Centre Street intersection.
- Neighbours assortment of retailers and dining options with bustling activity.
- I-C zoning allows for a variety of uses including Retail Goods & Services, Fitness Centre, Financial Institution, General Industrial Light, Indoor Recreation, Building Supply Centre, etc.
- Floor plan consists of open concept display area and rear warehouse storage.
- Large dock loading door with ample marshalling area.



FOR

LEASE

HIGH EXPOSURE I-C ZONING



MARK SCHELL
SCHELL BROTHERS REAL ESTATE CORP.
C: 403-861-1143
E: mschell@schellbrothers.ca

GRANT SCHELL
SCHELL BROTHERS REAL ESTATE CORP.
C: 403-701-4273
E: gschell@schellbrothers.ca

www.schellbrothers.ca

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