

I-C ZONED / FLEX RETAIL SPACE  
// 3,200 SF

# FOR SUBLEASE

**711 - 48 Avenue SE, Unit 11, Calgary, AB**



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# PROPERTY HIGHLIGHTS



- I-C zoned flex retail space
- Large showroom at front with 50% ratio of warehouse at rear
- 500 SF of storage mezzanine (free of charge)
- LED lighting in warehouse
- Sublandlord willing to improve showroom area and install washroom
- Ample of on-site common parking
- Centrally located by Blackfoot Trail SE and 42 Avenue SE
- Close proximity to Glenmore Trail and Deerfoot Trail SE

## PROPERTY OVERVIEW

<b>Address:</b>	711 - 48 Avenue SE, Unit 11
<b>District:</b>	Highfield Industrial
<b>Zoning:</b>	I-C (Industrial Commercial)
<b>Total Square Footage:</b>	3,200 SF
<b>Showroom:</b>	1,600 SF
<b>Warehouse:</b>	1,600 SF
<b>Bonus Mezzanine:</b>	500 SF
<b>Clear Height:</b>	21'5" to truss
<b>Loading:</b>	1 Drive-in (14' w x 16' h)
<b>Power:</b>	100 Amps (TBV)
<b>Sublease Rate:</b>	\$15.00 PSF
<b>Operating Costs (Est 2023):</b>	\$9.66 PSF
<b>Sublease Term:</b>	August 30, 2028
<b>Availability:</b>	Immediate





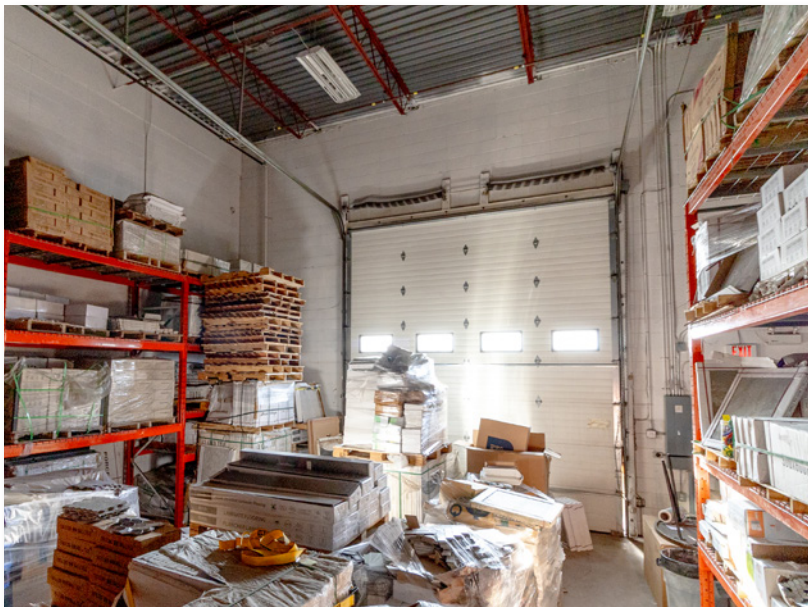
# PROPERTY PICTURES // 711 - 48 Avenue SE, Unit 11



## Features:

// Bright front 1,600 SF showroom

// Sublandlord willing to negotiate improvements



// Large 1,600 SF of warehouse space

// 14' w x 16' h drive-in door

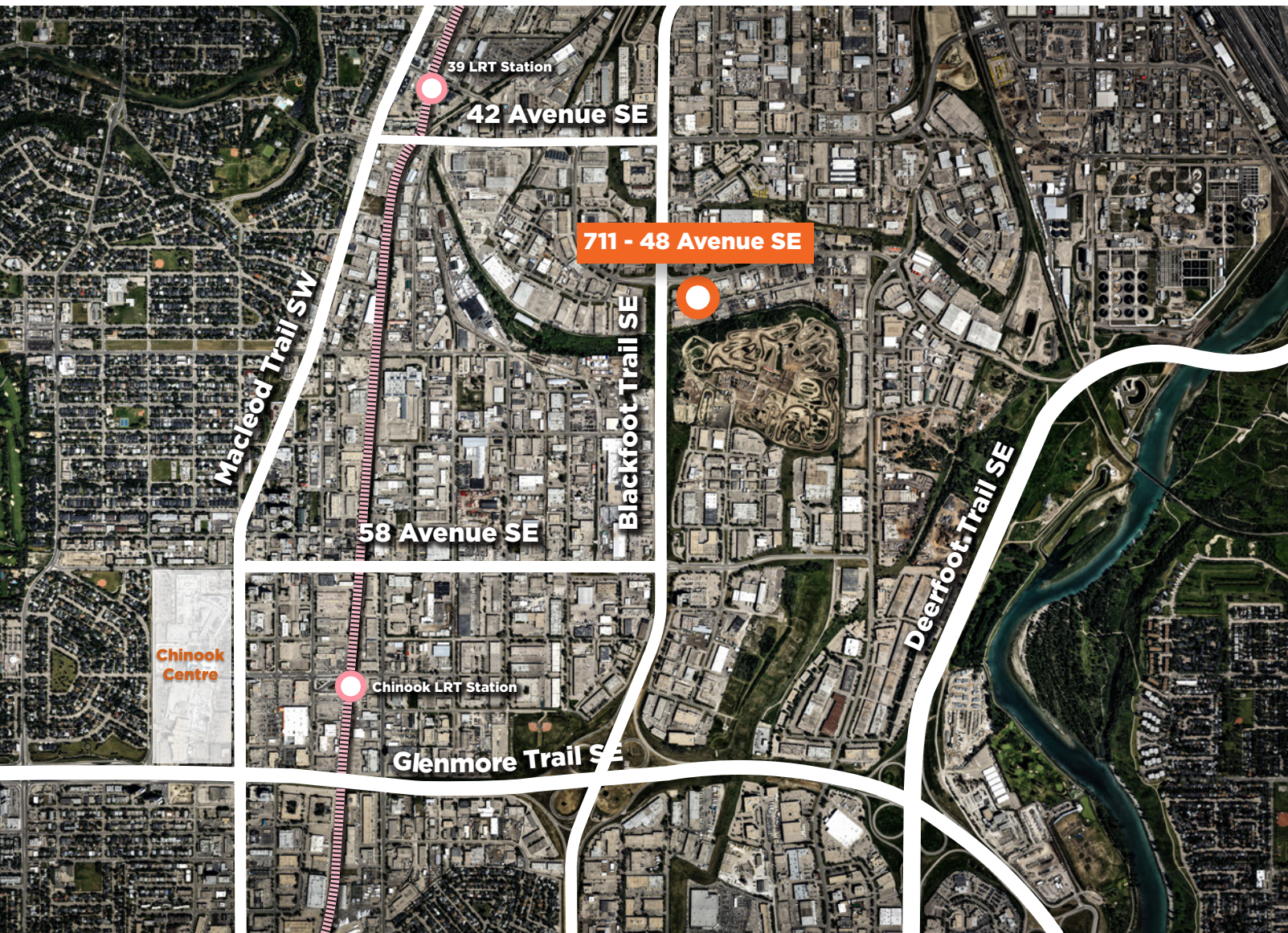
// 500 SF of bonus mezzanine space for light storage (Free of charge)



# LOCATION

Located in South Central Calgary, Highfield Industrial district, with convenient access to major thoroughfares such as Blackfoot Trail SE, Glenmore Trail SE, Macleod Trail SW, and Deerfoot Trail SE

Abundance of amenities within the commercial centre, short drive to Chinook Mall and ample of restaurants, cafes and other retail shops



## Drive Times:

32 Avenue NE: **1 minutes**

Deerfoot Trail NE: **3 minutes**

Downtown Calgary **12 minutes**

Calgary Airport: **12 minutes**

## Nearby Amenities

Easy accessibility & close proximity to:



Centrally located in Highfield Industrial park



Close proximity to Blackfoot Trail, Glenmore Trail, and Deerfoot Trail SE



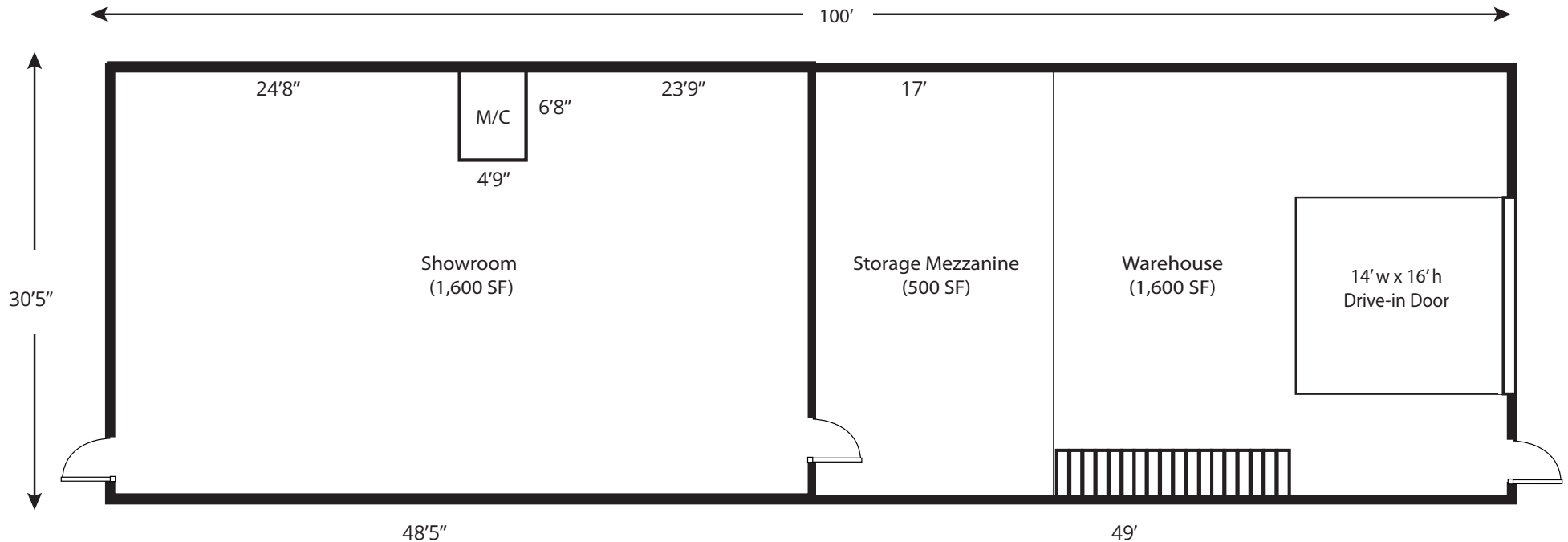
Ample of restaurants & fast food



Retail Shops, Shopping and hotels nearby



# FLOOR PLAN



Floor plan area is not to scale. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

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