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:
Immediately

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)

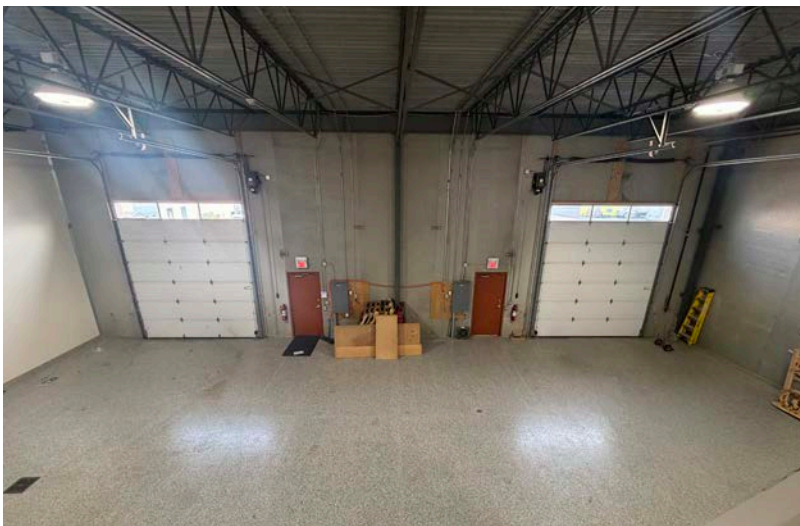
COMMENTS:

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

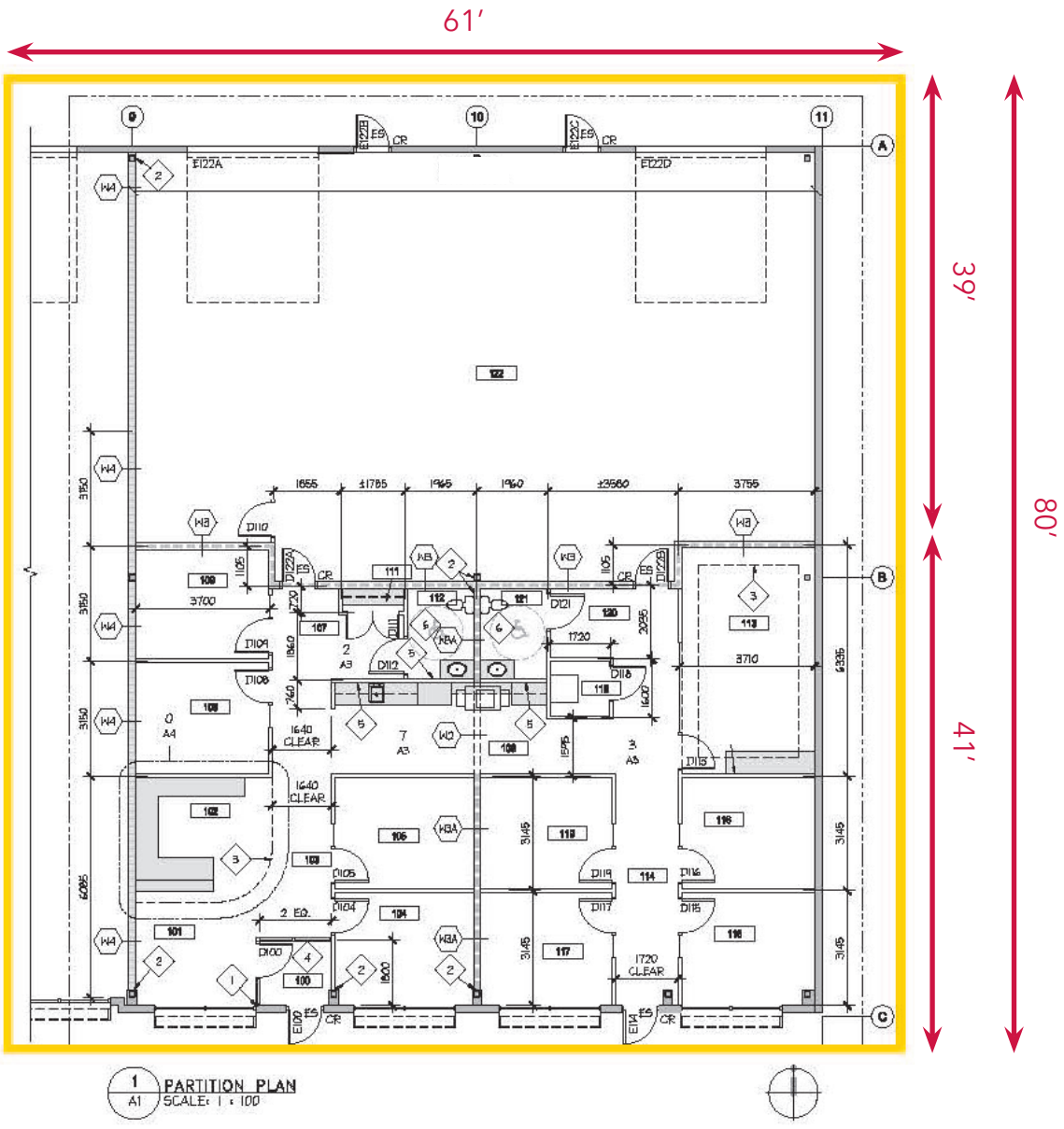




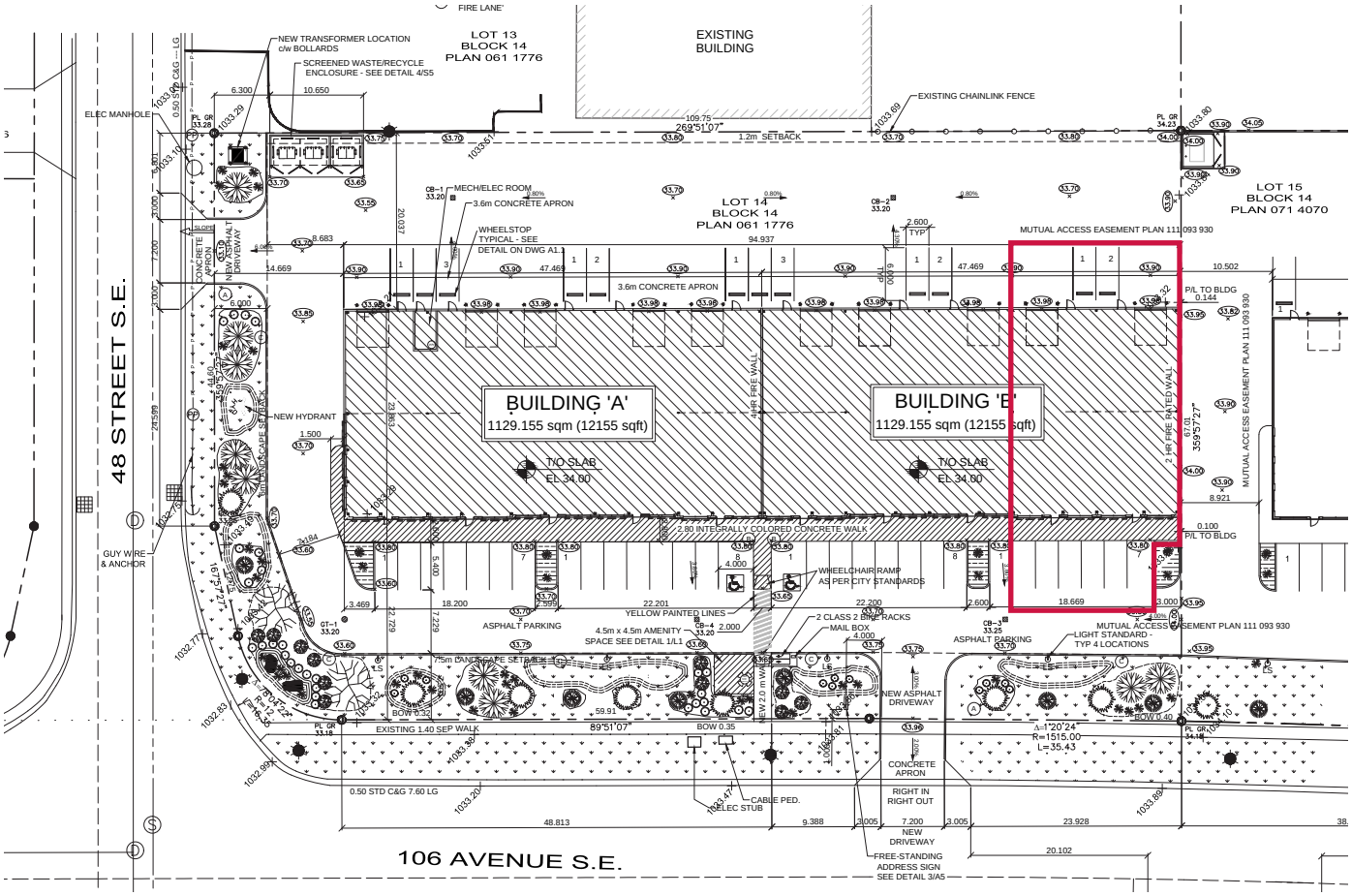




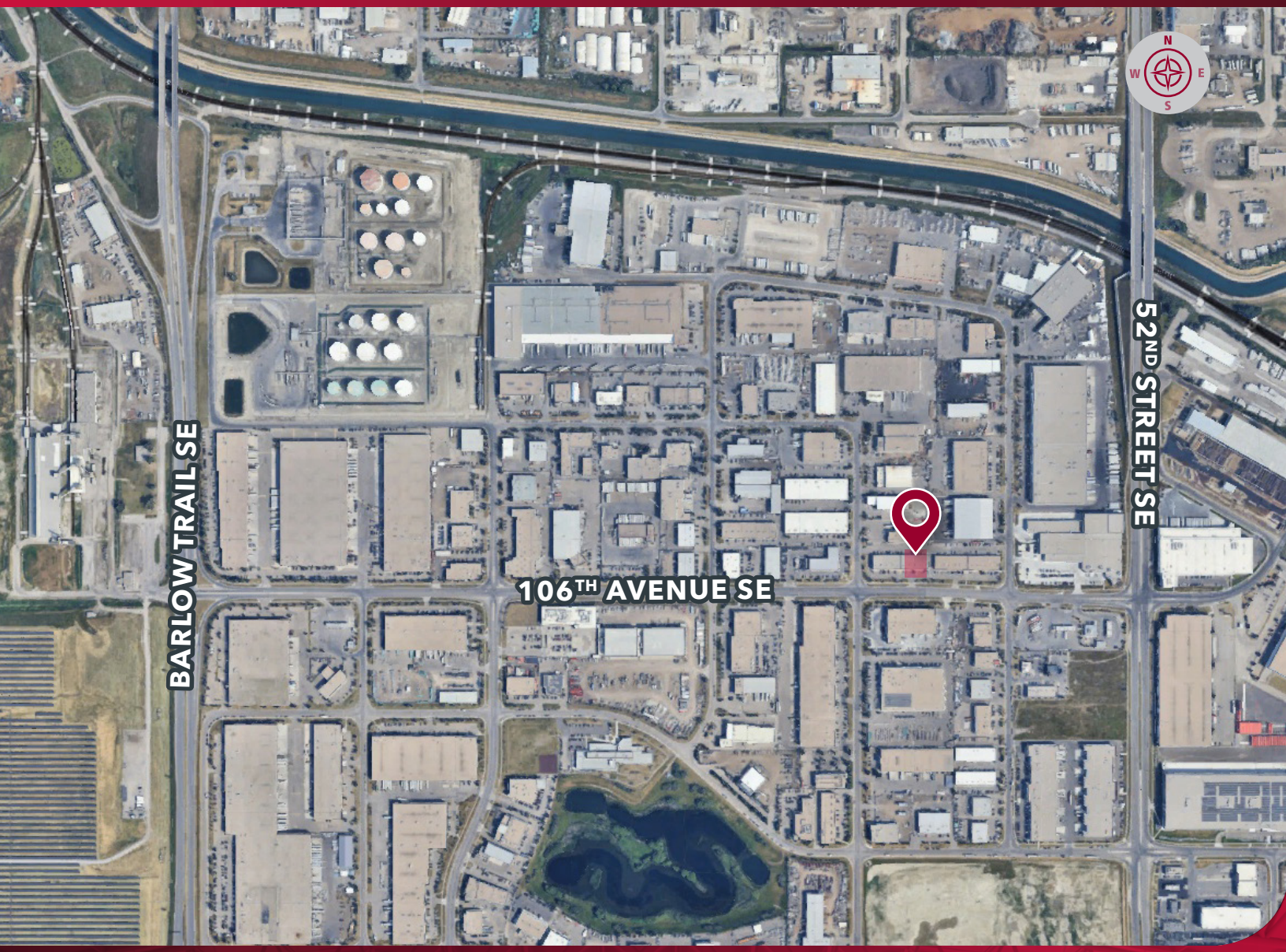
FLOOR PLAN



SITE PLAN


BUILDING 'A'
1129.155 sqm (12155 sqft)
BUILDING 'B'
1129.155 sqm (12155 sqft)
T/O SLAB EL. 34.00
T/O SLAB EL. 34.00
LOT 13 BLOCK 14 PLAN 061 1776
LOT 14 BLOCK 14 PLAN 061 1776
LOT 15 BLOCK 14 PLAN 071 4070
EXISTING BUILDING
48 STREET S.E.
106 AVENUE S.E.
NEW TRANSFORMER LOCATION c/w BOLLARDS
SCREENED WASTE/RECYCLE ENCLOSURE - SEE DETAIL 4/S5
EXISTING CHAINLINK FENCE
MECH/ELEC ROOM
3.6m CONCRETE APRON
WHEELSTOP TYPICAL - SEE DETAIL ON DWG A1.1
MUTUAL ACCESS EASEMENT PLAN 111 093 930
NEW HYDRANT
GUY WIRE & ANCHOR
2.80 INTEGRALLY COLORED CONCRETE WALK
WHEELCHAIR RAMP AS PER CITY STANDARDS
2 CLASS 2 BIKE RACKS
MAIL BOX
4.5m x 4.5m AMENITY SPACE SEE DETAIL 1/L1
ASPHALT PARKING
YELLOW PAINTED LINES
LIGHT STANDARD - TYP 4 LOCATIONS
NEW ASPHALT DRIVEWAY
CONCRETE APRON
RIGHT IN RIGHT OUT
NEW DRIVEWAY
FREE-STANDING ADDRESS SIGN SEE DETAIL 3/A5
EXISTING 1.40 SEP WALK
0.50 STD C&G 7.60 LG
CABLE PED.
ELEC STUB
1.2m SETBACK
4HR FIRE WALL
2 HR FIRE RATED WALL
P/L TO BLDG 0.144
P/L TO BLDG 0.100
N
W
E
S

LOCATION



CONTACT US

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