# FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

## 4950 - 106th Avenue SE, Unit 129, Calgary, AB

2,446 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: | +/-1,745 sq. ft. |
| Warehouse: | +/- 701 sq. ft. |
| Total: | +/-2,446 sq. ft. |
| Bonus Mezzanine: | +/- 615 sq. ft. |

**NET LEASE RATE:**
$15.50 per sq. ft. per annum

**ADDITIONAL RENT:**
$10.44 per sq. ft. per annum (for 2026)

**AVAILABLE:**
Immediately

**LEGAL DESCRIPTION:**
Condominium Plan 1113544, Unit 7

**YEAR BUILT:**
2011

**DISTRICT:**
Eastlake

**ZONING:**
I-G (Industrial General)

**CEILING HEIGHT:**
18′ clear

**ELECTRICAL:**
225 amp, 120/208 volt, 3 phase

**LOADING:**
1 - 12′ x 14′ Drive-in door

**PARKING:**
5 parking stalls (3 front, 2 rear) (TBV)

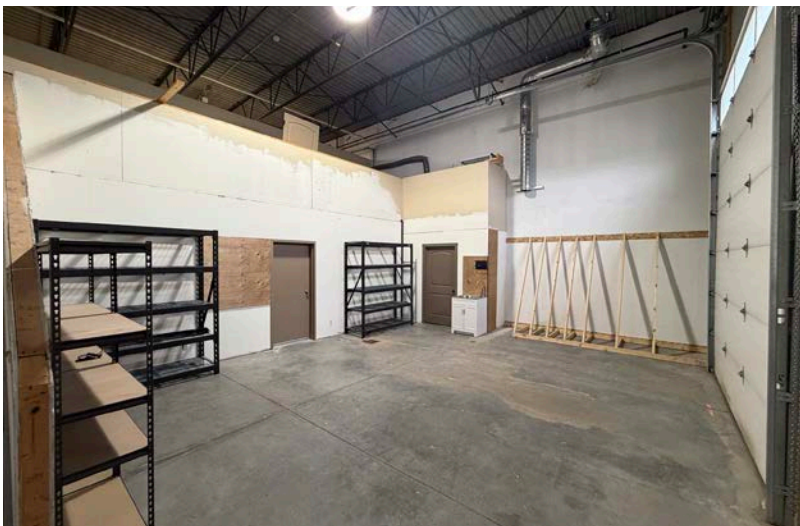
**COMMENTS:**

- High quality office improvements
- Warehouse floor drain
- Overhead unit heater in warehouse
- Furniture negotiable
- Direct exposure to 106th Avenue SE with quick access to Barlow Trail & 52nd Street SE

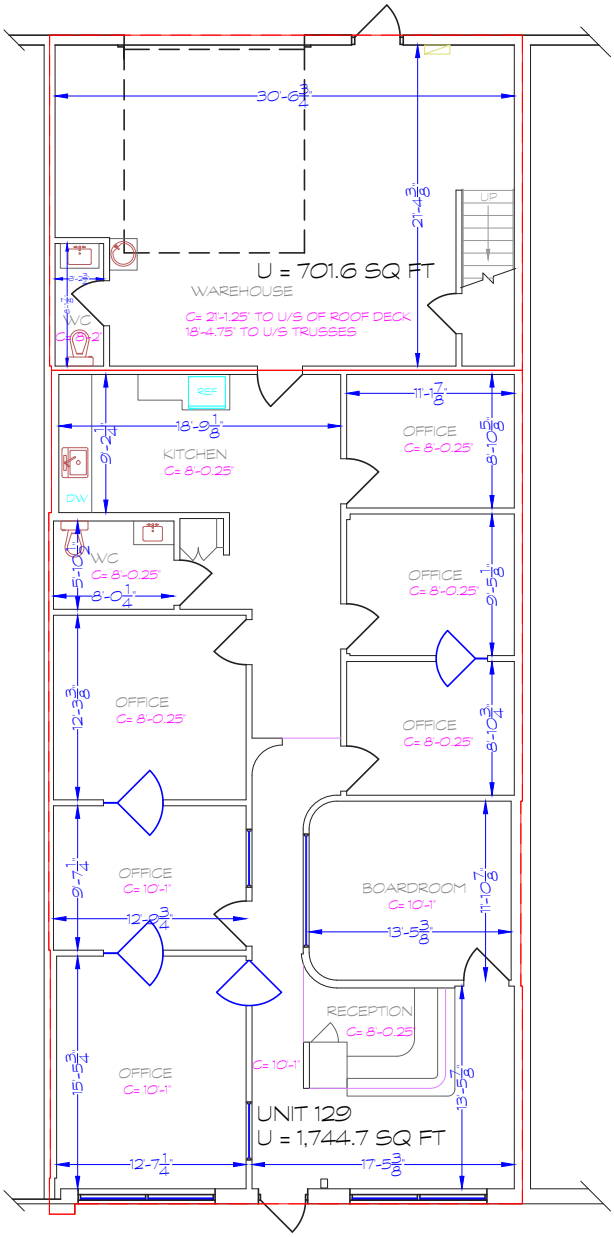


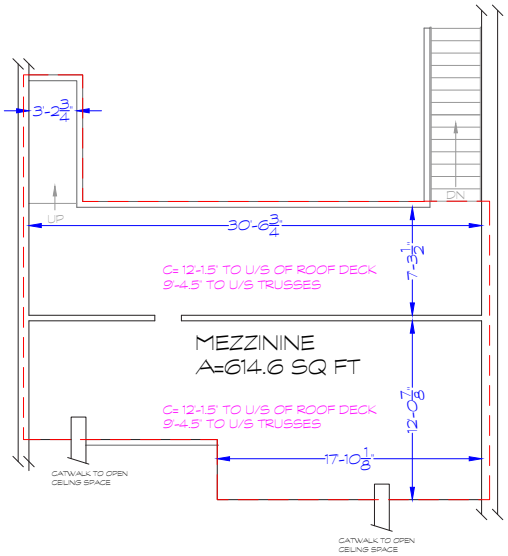






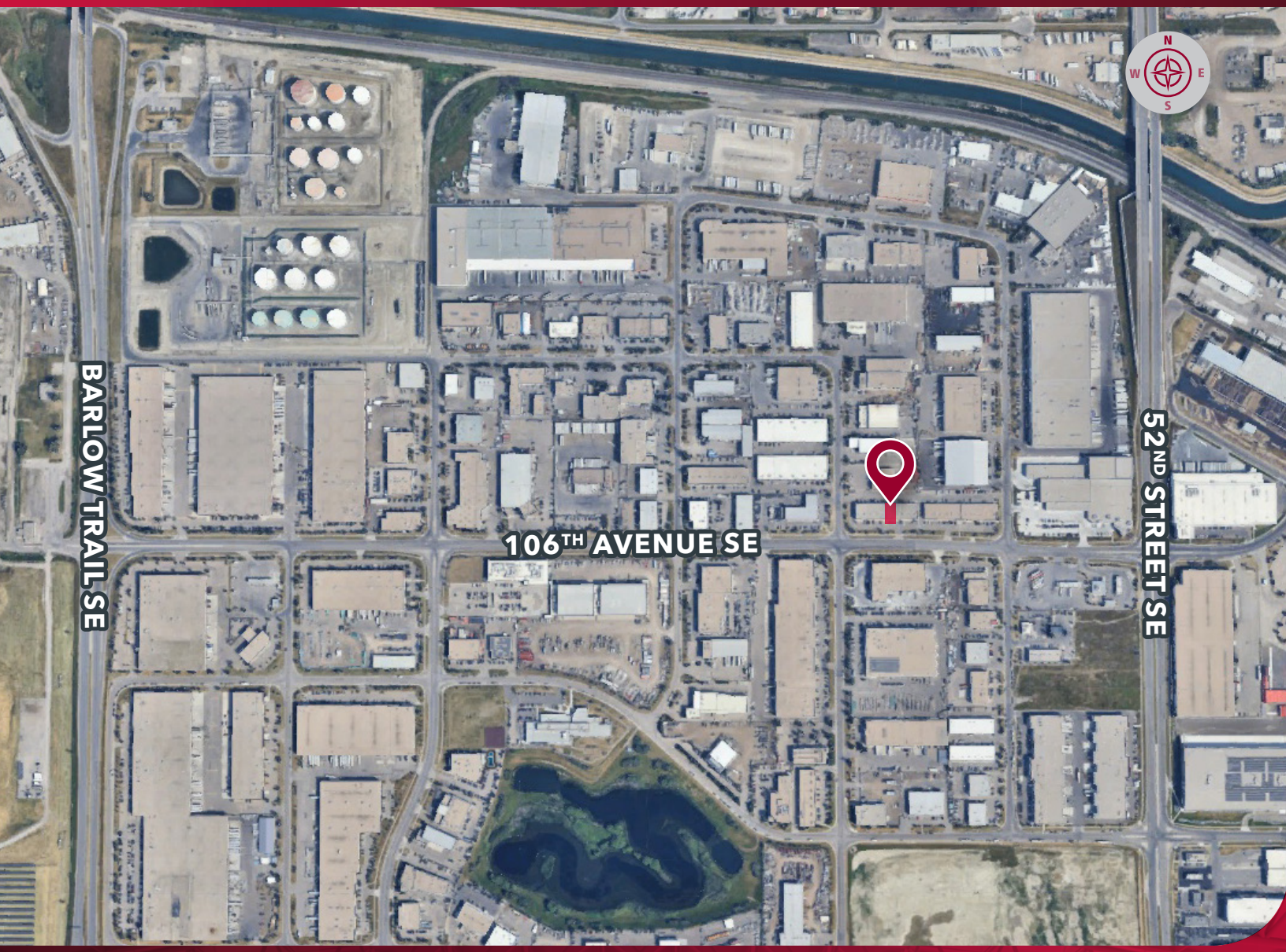
# FLOOR PLAN




UNIT 129 MEZZININE
FLOOR PLAN

# LOCATION




# CONTACT US

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