

# \$13 - Unit 105, 4712 13 Street Ne, Calgary

MLS® #A2215845

## \$13

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

McCall, Calgary, Alberta

4,014 SF industrial bay at a prime northeast location near McKnight Boulevard and Deerfoot Trail NE. This industrial bay includes 1,287 SF of main floor office space, 841 SF of bonus mezzanine (free of charge), and 2,727 SF of warehouse space. The main floor office space consists of a front reception area, 2 private offices, coffee area, and two washrooms. The bonus mezzanine includes an open concept area and a lunchroom/kitchenette area with a sink. Functional wide warehouse space (39 Ft w x 67 Ft D) includes 20.75 Ft clear height, 100 Amps, 120/208 Volt (TBV), and 1 Drive-in door (12 Ft w x 14 Ft h). Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall. Close proximity to 12 Street NE, McKnight Boulevard NE, and Deerfoot Trail NE. The Lease Rate is starting at \$13.00 PSF, and the Operating Costs (6.21 PSF), thus total \$19.21 PSF. Available immediately. Pleaser note: no automotive use permitted.

Built in 1975

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2215845 |
| Price      | \$13     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1975     |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Industrial |
| Status   | Active     |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | Unit 105, 4712 13 Street Ne |
| Subdivision | McCall                      |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2E 6P1                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 3                |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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