# \$10 - Suite 204, 4712 13 Street Ne, Calgary

MLS® #A2231736

#### \$10

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

McCall, Calgary, Alberta

2,012 Sq. Ft. second floor office located near 45 Avenue NE and 13 Street NE. This office space consists of three private offices, open concept area, storage room, and lunchroom/kitchenette. There are men's and women's washrooms available in the common area. There is ample free surface scramble parking. In addition, there excellent signage opportunity with McKnight Boulevard NE exposure. Bus transportation on 12th street NE, including bus routes #12 and #69. Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall. Close proximity to 12 Street NE, McKnight Boulevard, and Deerfoot Trail NE. The Lease rate is \$10.00 PSF and Operating Costs is \$9.12 PSF (Total of \$19.12 PSF). Utilities are included in the operating costs. Improvements are negotiable. Available immediately.

Built in 1975

## **Essential Information**

MLS® # A2231736

Price \$10
Bathrooms 0.00
Acres 0.00
Year Built 1975

Type Commercial

Sub-Type Office Status Active







# **Community Information**

Address Suite 204, 4712 13 Street Ne

Subdivision McCall

City Calgary

County Calgary

Province Alberta

Postal Code T2E 6P1

### **Additional Information**

Date Listed June 16th, 2025

Days on Market 140

# **Listing Details**

Listing Office CDN Global Advisors Ltd.

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