

# FOR LEASE



**4950 - 106<sup>th</sup> Avenue SE, Units 137 & 141, Calgary, AB**  
4,904 square feet



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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | [lee-associates.com/calgary](http://lee-associates.com/calgary)

# PROPERTY DETAILS

## AVAILABLE AREA:

|         |                   |
|---------|-------------------|
| Office: | +/- 2,501 sq. ft. |
| Shop:   | +/- 2,403 sq. ft. |
| Total:  | +/- 4,904 sq. ft. |

## NET LEASE RATE:

\$16.95 per sq. ft. per annum

## OP. COSTS:

\$10.42 per sq. ft. per annum

## AVAILABLE:

September 1<sup>st</sup>, 2026

## YEAR BUILT:

2011

## ZONING:

I-G (Industrial General)

## CEILING HEIGHT:

18' clear

## ELECTRICAL:

225 amps, 120/208 volts, 3 phase  
2 independant panels

## LOADING:

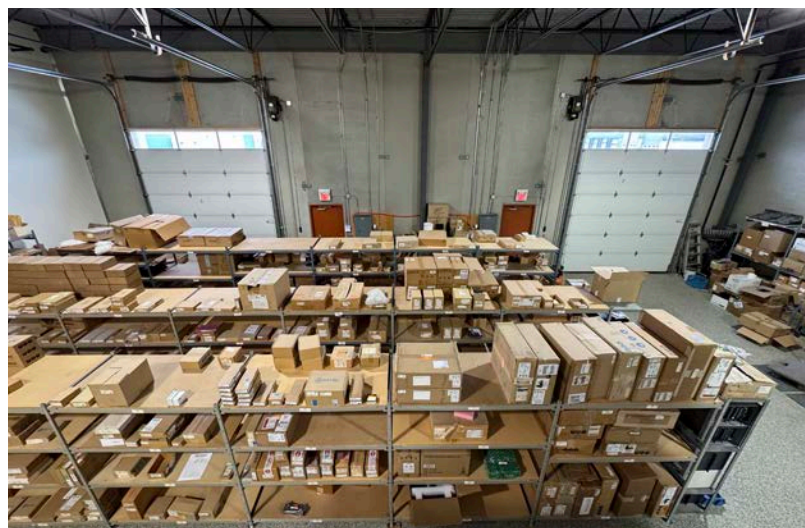
2 - 12' x 14' Drive-in doors

## PARKING:

12 parking stalls (6 front, 6 rear)

## COMMENTS:

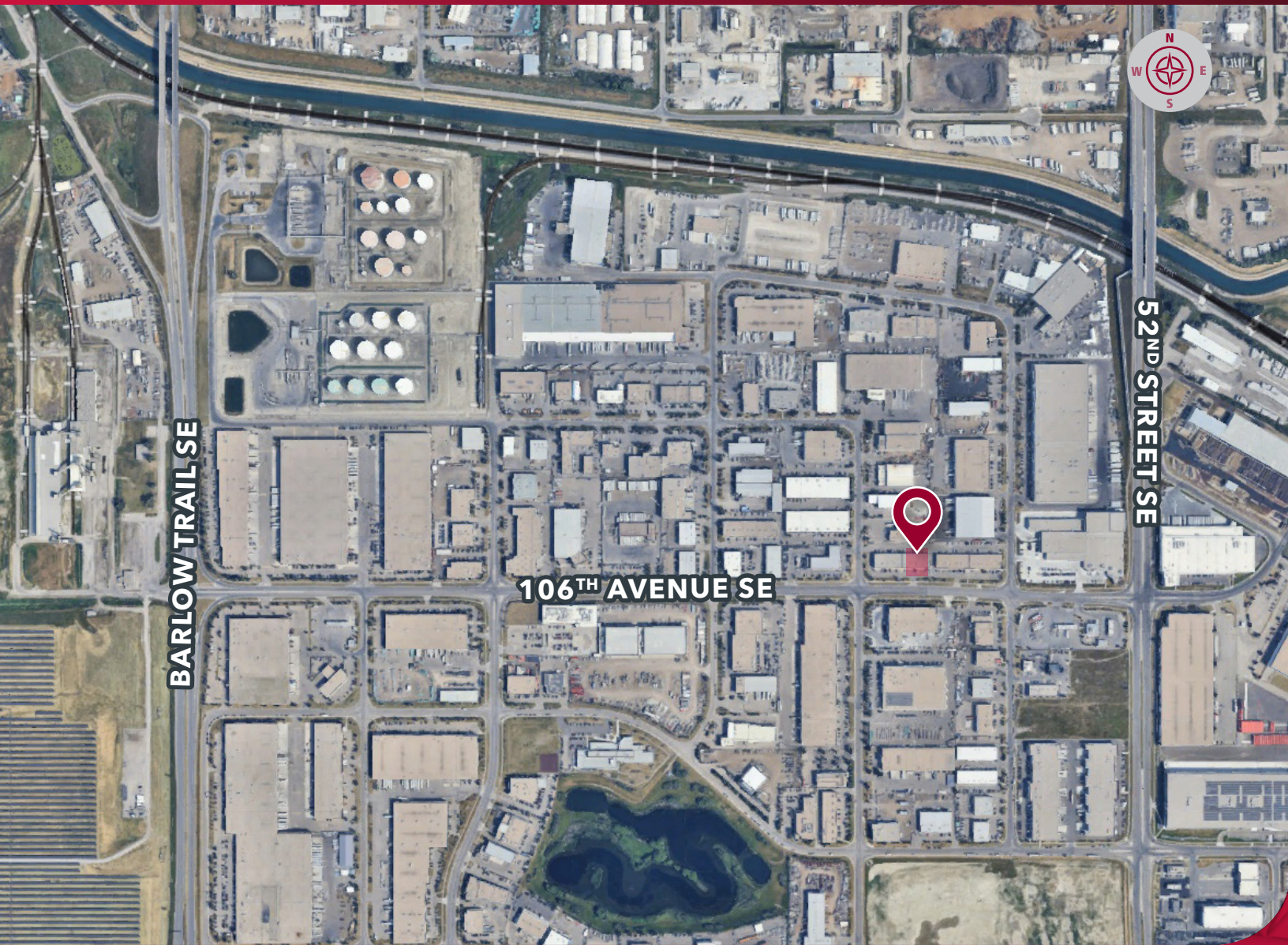
- » High quality office improvements
- » Bonus Storage Mezzanine
- » One Sump
- » Epoxy coated warehouse flooring
- » Furniture negotiable
- » Direct exposure to 106<sup>th</sup> Avenue SE with quick access to Barlow Trail & 52<sup>nd</sup> Street SE







# LOCATION



## CONTACT US

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