$14 - 11078 48 Street Se, Calgary

MLS® #A2247842

$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

East Shepard Industrial, Calgary, Alberta

For lease in Calgary's South Foothills Industrial district, this 3,012 sq. ft. unit offers a modern exterior and extensive office build-out with a reception area, six private offices, boardroom, lunchroom, and storage room. The 800 sq. ft. warehouse features a wide bay layout, 19' clear height (TBV), and one 10'W x 10'H drive-in door. Additional features include 100 Amp @ 600 Volt power (with step-down capability), ample double row parking, and Industrial General (I-G) zoning. Conveniently located with quick access to Deerfoot Trail (5 minutes), Stoney Trail (6 minutes), and Calgary International Airport (25 minutes), the property is surrounded by restaurants, banks, and fuel/charging stations. Operating Costs for 2025 estimated at $6.80 p.s.f.

Built in 2009

Essential Information

MLS® #	A2247842
Price	$14
Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	11078 48 Street Se
Subdivision	East Shepard Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 3E1

Additional Information

Date Listed	August 11th, 2025
Days on Market	3

Listing Details

Listing Office	CDN Global Advisors Ltd.