

# \$16 - 6, 11010 46 Street Se, Calgary

MLS® #A2257978

## \$16

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

East Shepard Industrial, Calgary, Alberta

3,350 SF office space (registered size). Base Rent: Starting at \$16.00 PSF/Annum plus Op. â€¢ 5 generously sized offices with glazing plus large boardroom. Kitchen & 2 Private Washrooms.  
â€¢ Unit has private ground level entrance with staircase up to 2nd level office.  
â€¢ Abundance of natural light. â€¢ Excellent location in Eastlake Industrial Park.  
â€¢ Low operating costs of \$7.52 PSF comprised of property taxes & condo fees (Est. 2025).  
â€¢ Unit is vacant & ready for incoming owner/user.  
â€¢ 7 assigned surface parking stalls at no additional cost. â€¢ Well managed property.

Built in 2009

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2257978   |
| Price      | \$16       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2009       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

Address 6, 11010 46 Street Se



|             |                         |
|-------------|-------------------------|
| Subdivision | East Shepard Industrial |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2C 2Y6                 |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 58                   |
| Zoning         | I-G                  |

### **Listing Details**

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

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