

For Sale

2,676 SF INDUSTRIAL BAY  
WITH QUALITY OFFICE



# EASTLAKE INDUSTRIAL

16, 11010 46 STREET SE  
CALGARY, ALBERTA



## HIGHLIGHTS

- Eastlake location offers close proximity to Barlow Trail SE, 114 Avenue SE, and Deerfoot Trail SE
- 3 reserved parking stalls and street parking available
- Main level has open reception / showroom area with barrier free washroom
- Second level office with large open office area with small kitchenette
- Shop LED Lighting and clean white walls, 2 suspended gas fired heating units, large sink area in shop

## PROPERTY DESCRIPTION

**Sale Price:** \$689,000

**Size:** Main Floor Office: 540 sf  
2nd Floor Office: 540 sf  
Shop: 1,596 sf


**Loading:** Auto Drive In 14'w x 16'h

**Availability:** Immediate

**Parking** 3 reserved stalls

## DETAILS

  
**Clear Height**  
22' clear

  
**Power**  
225 amp  
120/240 Volt; 3 Phase

  
**Year Built**  
2008

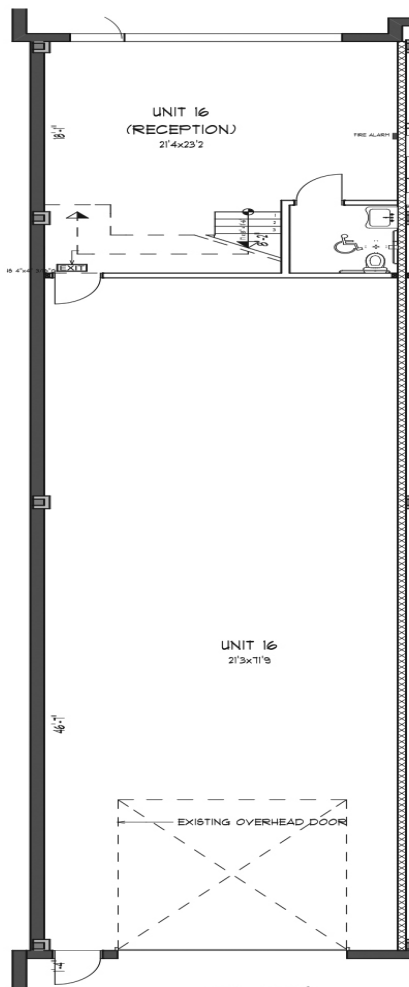
  
**Zoning**  
I-G

**HEAD OFFICE**  
Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

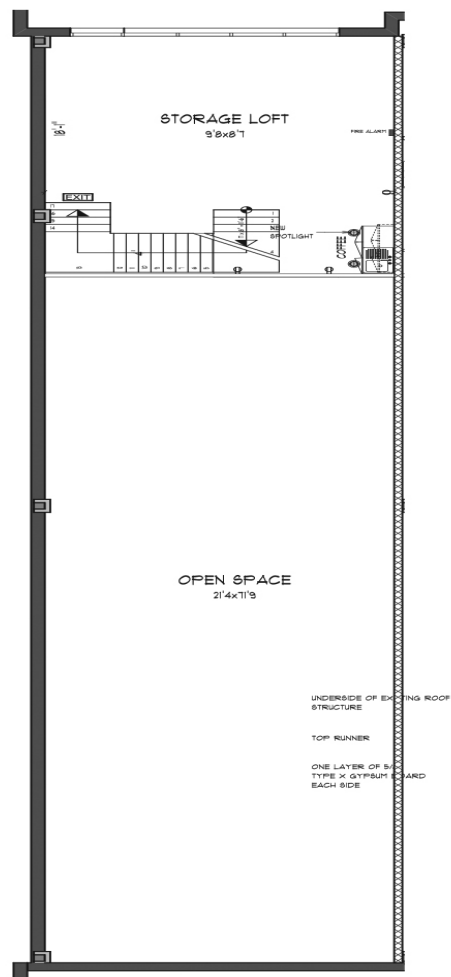
**AVENUE** | Commercial  
Real Estate Solutions



MAIN FLOOR PLAN



SECOND FLOOR OFFICE



# LOCATION

11010 46 Street SE, Calgary, Alberta



## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

**Blair Mastin**

*Associate, Sales and Leasing*

**403.861.0048**

[bmastin@avenuecommercial.com](mailto:bmastin@avenuecommercial.com)

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.



### HEAD OFFICE

Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6

**Main** 403.802.6766

**Toll Free** 800.750.6766

[AvenueCommercial.com](http://AvenueCommercial.com)

