

# \$12 - 13, 10099 15 Street Ne, Calgary

MLS® #A2175491

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 2, Calgary, Alberta

Rare and immediate opportunity for a long-term sublease in a modern industrial building close to Deerfoot Trail and the Calgary Airport. The bay measures 26,736 square feet, of which 1,680 square feet is office and 25,056 square feet is warehouse area. The Net Rent is far below the current market rate for newer properties in the NE, particularly given the highly desirable features of this unit which also include LED lighting, a charging station for four forklifts, an extremely high electrical supply, and hydraulic dock levelers. Sublease term expires May 31, 2030. Operating Costs for 2025 are \$6.38 per square foot. Automotive and recreational uses will NOT be permitted.

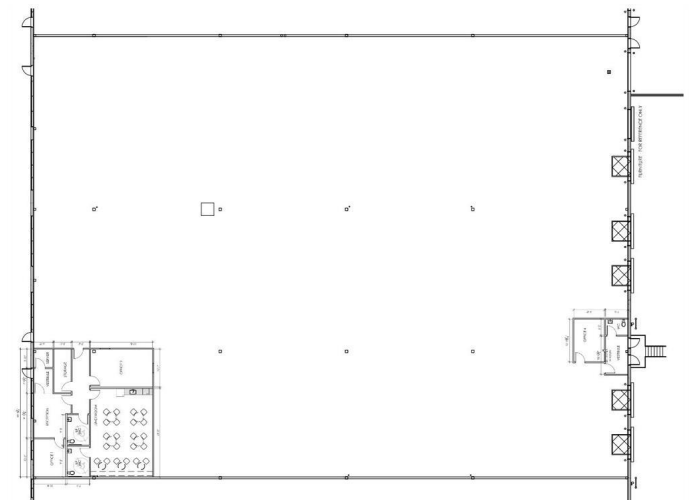
Built in 2018

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2175491   |
| Price      | \$12       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2018       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

Address 13, 10099 15 Street Ne



|             |          |
|-------------|----------|
| Subdivision | Stoney 2 |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3J 0T7  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2024 |
| Days on Market | 201                |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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