

\$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	49
Zoning	I-G

Listing Details

Listing Office	CDN Global Advisors Ltd.
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