



**GRASSROOTS**  
REALTY GROUP

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**A, 1115 48 Avenue SE  
Calgary, Alberta**

**MLS # A2242986**



**\$19 per sq.ft.**

**Division:** Highfield

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,866 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Extremely rare opportunity to lease a small industrial bay with a fenced yard area, especially in a central location with quick access to the downtown core. The space is wide open and only includes one new washroom and a small enclosed electrical room. Renovations on the unit are nearly complete, and it will be available for occupancy by September 2025. This bay includes many features not typical to a space this small, such as two oversized drive-in doors, a high electrical supply, a 1,500 square-foot fenced yard area, and tons of windows for natural light. Operating Costs for 2025 are estimated at \$7.77 per square foot. See the listing brochure for all additional information. GENERAL MECHANICS WILL NOT BE CONSIDERED.