

# \$10 - Suite 204, 4712 13 Street Ne, Calgary

MLS® #A2231736

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

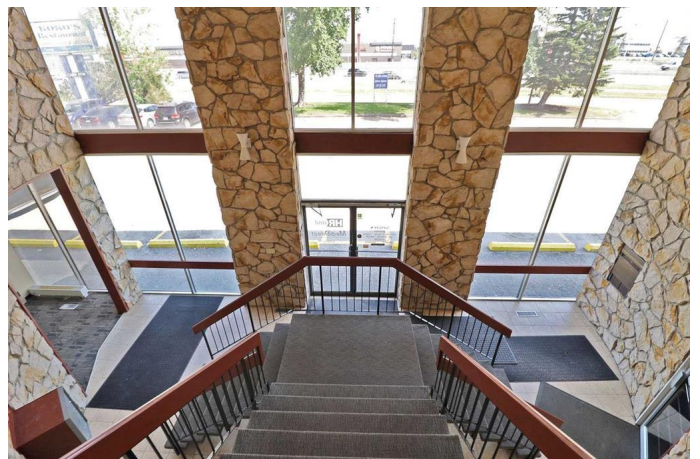
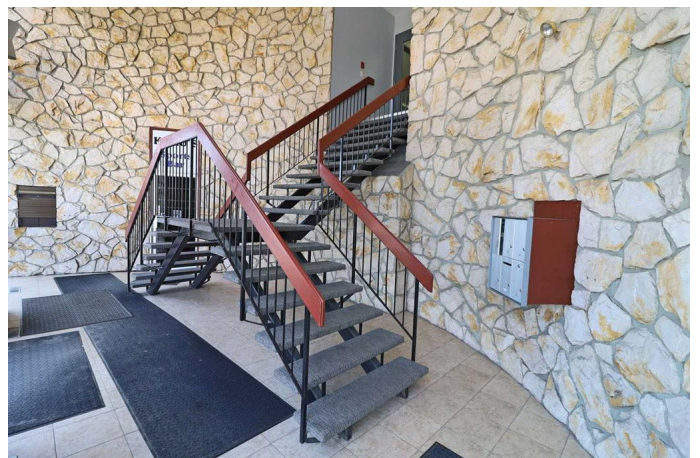
McCall, Calgary, Alberta

2,012 Sq. Ft. second floor office located near 45 Avenue NE and 13 Street NE. This office space consists of three private offices, open concept area, storage room, and lunchroom/kitchenette. There are men's and women's washrooms available in the common area. There is ample free surface scramble parking. In addition, there excellent signage opportunity with McKnight Boulevard NE exposure. Bus transportation on 12th street NE, including bus routes #12 and #69. Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall. Close proximity to 12 Street NE, McKnight Boulevard, and Deerfoot Trail NE. The Lease rate is \$10.00 PSF and Operating Costs is \$9.12 PSF (Total of \$19.12 PSF). Utilities are included in the operating costs. Improvements are negotiable. Available immediately.

Built in 1975

## Essential Information

MLS® #	A2231736
Price	\$10
Bathrooms	0.00
Acres	0.00
Year Built	1975
Type	Commercial
Sub-Type	Office
Status	Active



## Community Information

Address	Suite 204, 4712 13 Street Ne
Subdivision	McCall
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6P1

## Additional Information

Date Listed	June 16th, 2025
Days on Market	3

## Listing Details

Listing Office	CDN Global Advisors Ltd.
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