



## 11769 40 Street Calgary Alberta

\$3,600

2,400 sq foot. End Unit with corner glass windows giving west sunlight exposure. Located in the west end of the Southbend Centre Complex. With windows on two sides this will make very bright daylight office areas. Presently a 2 piece bathroom, with 17 Ft floor to the ceiling height. Lease Term availability is 5 year with renewable option(s). Operating Cost "OPC" include city property taxes, condo fees, exterior maintenance, mechanical maintenance, snow removal, structural insurance. Front display area has 2 offices and Bathroom area 1287 sq. ft. Warehouse is 1051 sq. ft. Call listing broker for information and accessibility. (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.mel@melloewen.com/>



See

### Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)