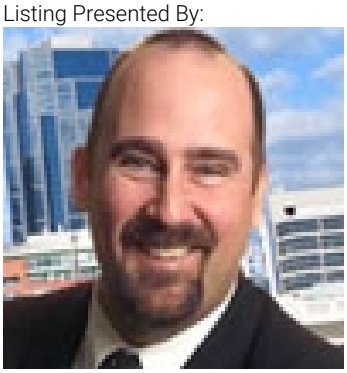


2600 48 Avenue Calgary Alberta

$29

HORIZON 48 -- NEW MAIN-FLOOR COMMERCIAL SPACE FOR LEASEPosition your business at Horizon 48, a commercial development at 2600 48 Avenue NE, conveniently located near McKnight Boulevard, Barlow Trail and Metis Trail. This northeast Calgary location offers convenient access to YYC International Airport, surrounding business parks, established residential communities and nearby hotels, providing opportunities to serve local residents, employees, travelers and business customers.Approximately 16,000 sq. ft. of main-floor space is available across five bays, with individual units ranging from approximately 2,793 to 3,286 sq. ft. Corner and interior configurations are available, with front and rear pedestrian access to each bay. The development features surface parking, three access points and pylon signage opportunities.A standout feature is the approximately 1,528 sq. ft. outdoor rooftop amenity space associated with Bay 1, offering potential for an outdoor terrace or daycare outdoor play area, subject to required approvals and licensing. Other potential uses include retail, showroom, professional services and other commercial concepts, subject to confirmation of the specific use and required approvals.The location benefits from approximately 13,000 vehicles per weekday along 48 Avenue NE, based on City of Calgary's 2019 traffic data.Main-floor base rents start at $29 per sq. ft. annually, plus operating costs and GST. Contact the listing agent for availability, bay configurations and rooftop details. (id:6769)

Listing Presented By:



Originally Listed by:
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