

# \$14 - 11078 48 Street Se, Calgary

MLS® #A2247842

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

East Shepard Industrial, Calgary, Alberta

For lease in Calgary's South Foothills Industrial district, this 3,012 sq. ft. unit offers a modern exterior and extensive office build-out with a reception area, six private offices, boardroom, lunchroom, and storage room. The 800 sq. ft. warehouse features a wide bay layout, 19' clear height (TBV), and one 10'W x 10'H drive-in door. Additional features include 100 Amp @ 600 Volt power (with step-down capability), ample double row parking, and Industrial General (I-G) zoning. Conveniently located with quick access to Deerfoot Trail (5 minutes), Stoney Trail (6 minutes), and Calgary International Airport (25 minutes), the property is surrounded by restaurants, banks, and fuel/charging stations. The posted rate is the Net Rent. Operating Costs for 2025 estimated at \$6.80 p.s.f.

Built in 2009

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2247842   |
| Price      | \$14       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2009       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 11078 48 Street Se      |
| Subdivision | East Shepard Industrial |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2C 3E1                 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 38                |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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