

# \$16 - 6, 11010 46 Street Se, Calgary

MLS® #A2257978

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

East Shepard Industrial, Calgary, Alberta

2,939 SF office space (registered size). Base Rent: Starting at \$16.00 PSF/Annum plus Op. â€¢ 5 generously sized offices with glazing. Kitchen, 2 Private Washrooms, & Boardroom. â€¢ Unit has private ground level entrance with staircase up to 2nd level office. â€¢ Abundance of natural light. â€¢ Excellent location in Eastlake Industrial Park. â€¢ Low operating costs of \$8.57 PSF comprised of property taxes & condo fees (Est. 2025). â€¢ Unit is vacant & ready for incoming owner/user. â€¢ 7 assigned surface parking stalls at no additional cost. â€¢ Well managed property.

Built in 2009

## Essential Information

MLS® #	A2257978
Price	\$16
Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	6, 11010 46 Street Se
Subdivision	East Shepard Industrial



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 2Y6

### **Additional Information**

Date Listed	September 17th, 2025
Zoning	I-G

### **Listing Details**

Listing Office	CDN Global Advisors Ltd.
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