



Office / Showroom / Warehouse

116, 11979 - 40 Street SE - 1,413 SF

PROPERTY HIGHLIGHTS

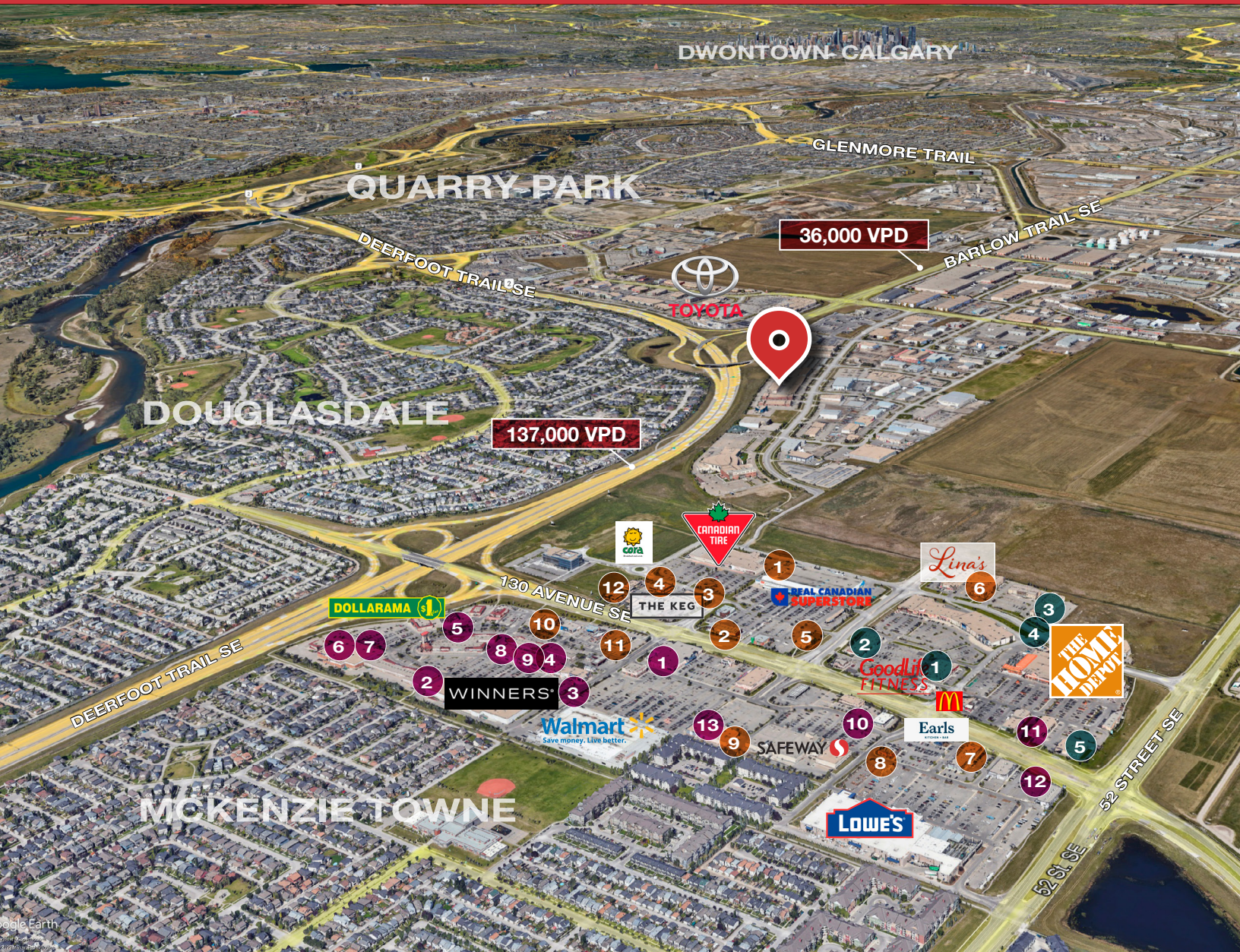
- » 1,413 sq. ft. Office / Showroom / Warehouse available for Lease
- » Assigned parking stalls and additional on street parking
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- » Developed, owned and managed by Telsec Property Corporation
- » Available September 2024

SPACE DETAILS

AVAILABLE AREA	1,413 SF
NET MONTHLY RENT	\$2,060
OP COST & PROPERTY TAX	\$8.22 per sq. ft. (est for 2024)
LEASE TERM	5 years
ZONING	I-G Light Industrial
CEILING HEIGHT	13' in warehouse (clear)
LOADING DOOR	1 Drive In - 10' x 12'



FOR LEASE | 116, 11979 - 40 STREET SE



SHEPARD CENTRE & SOUTH TRAIL CROSSING

Food, Drinks & Market

1. Bento Sushi
2. Costa Vida
3. The Burger's Priest
4. Karma Fine Indian Cuisine
5. Montana's
6. Lina's, Italian Supermercato
7. Five Guys
8. Toad 'n' Turtle Pubhouse & Grill
9. South St. Burger
10. Boston Pizza
11. Calavera Cantina
12. Kiro Sushi

Lifestyle & Recreation

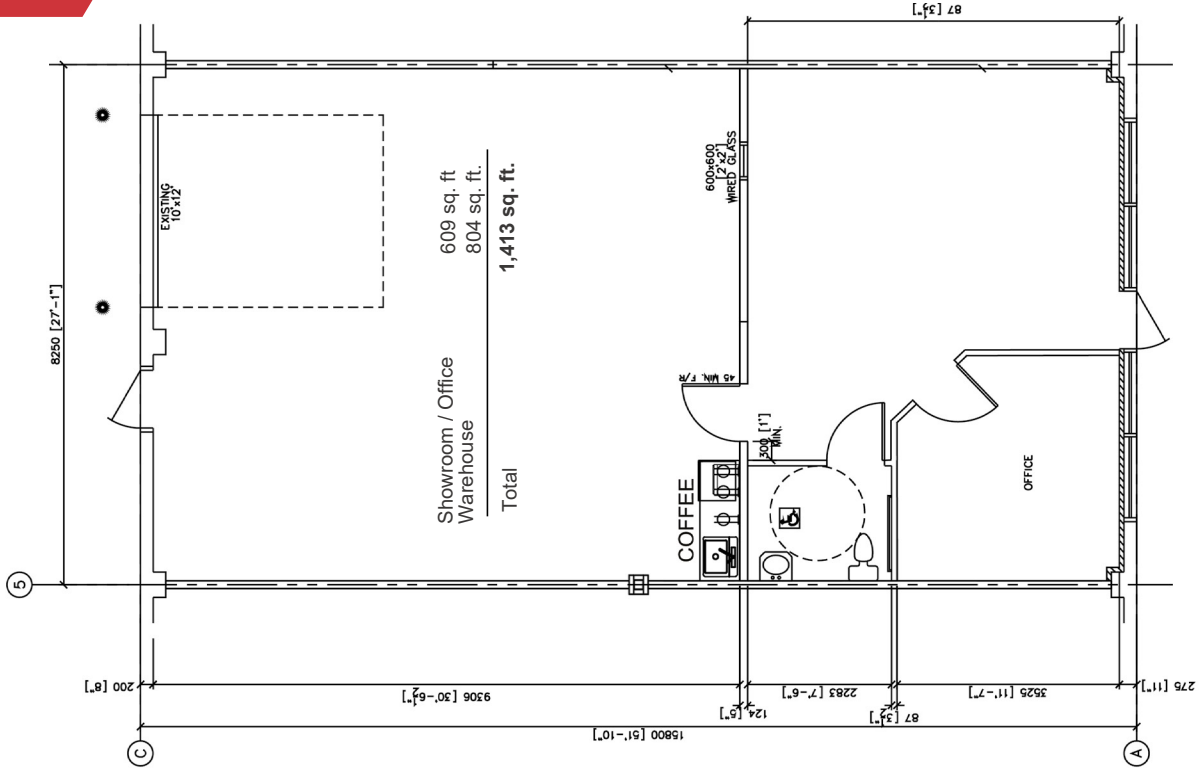
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional

Shopping

1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

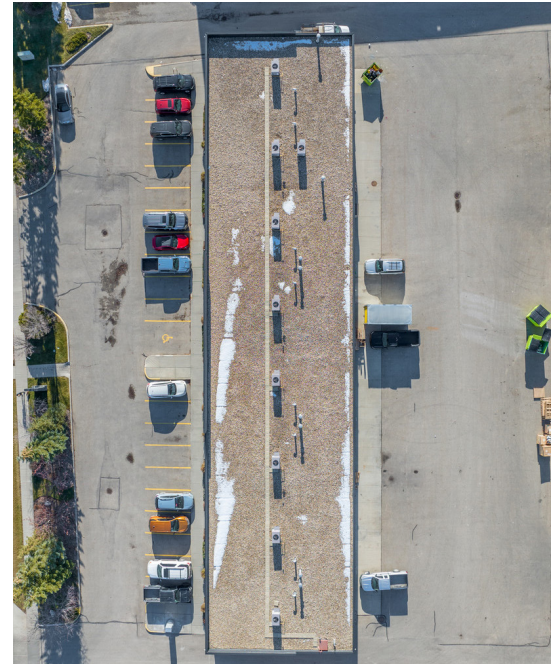
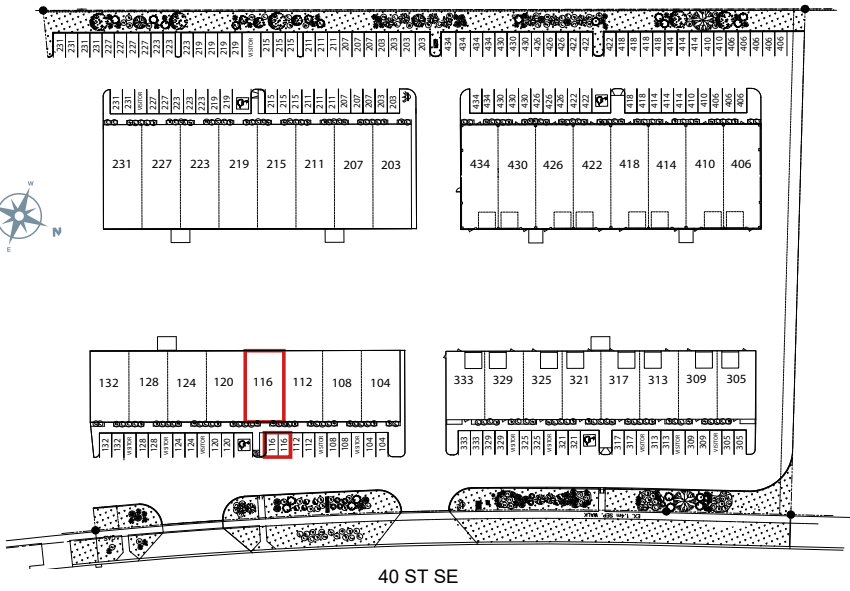
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FLOOR PLAN



Showroom / Office	609 SF
Warehouse	804 SF
Total	1,413 SF

SITE PLAN



FOR LEASE

Southbend Business Park

116, 11979 - 40 STREET SE



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