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3801 16 Street SE
Calgary, Alberta

MLS # A2220764



\$15 per sq.ft.

Division: Alyth/Bonnybrook

Type: Warehouse

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 50,192 sq.ft.

Zoning: I-R

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.33 Acre

Sewer: -

Lot Feat: -

Inclusions: na

This exceptional leasing opportunity in Bonnybrook offers convenient access to Highfield Road and Blackfoot Trail, making it an ideal location for businesses requiring seamless connectivity. Available 1000 - 5000 sq. ft. The property is zoned I-R (Industrial & Redevelopment), which is specifically designed to accommodate a wide range of industrial and commercial activities while supporting the revitalization of older industrial areas. Businesses such as automotive repair shops, bodywork and painting facilities, and tire sales and installation can operate within this zoning. Additionally, light manufacturing, assembly, fabrication, and production operations are permitted, making it suitable for industrial workshops and small-scale production facilities. Warehousing, storage, and logistics centers can also thrive in this space, providing ample room for distribution and inventory management. The zoning allows for contractor services, equipment rentals, and trade-related businesses such as plumbing, electrical, and HVAC services, ensuring flexibility for various industries. Limited retail and office spaces that complement industrial functions, such as showrooms or administrative offices, are also permitted, offering businesses the opportunity to integrate customer-facing operations. With its strategic location, adaptable zoning, and diverse permitted uses, this warehouse presents an excellent opportunity for businesses seeking a well-connected and versatile space. Don't miss your chance to secure a prime industrial property in a thriving commercial hub. Contact us today for more details or to schedule a viewing!