



Showroom / Office and Warehouse
229, 4615 - 112 AVENUE SE | CALGARY, AB - 1,831 SF

PROPERTY HIGHLIGHTS

- » **1,831 SF** Showroom / Office and Warehouse for Lease.
- » Well designed unit with quality finishes and lots of natural light.
- » 3 assigned parking stalls and additional on street parking available.
- » Pylon signage available on 114 Avenue SE.
- » Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail.
- » Developed, owned and managed by Telsec Property Corporation.
- » **Available August 1, 2025**

SPACE DETAILS

AVAILABLE AREA	1,831 SF
SHOWROOM / OFFICE	976 SF
WAREHOUSE	855 SF
LEASE RATE	\$2,800 / month
OP COST & PROPERTY TAX	\$8.90 PSF (est for 2025)
LEASE TERM	5 years
ZONING	I-G Light Industrial
POWER	208/120V, 3phase, 100 amp
CEILING HEIGHT	14' in warehouse
LOADING DOOR	1 Drive In - 12' x 12'



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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

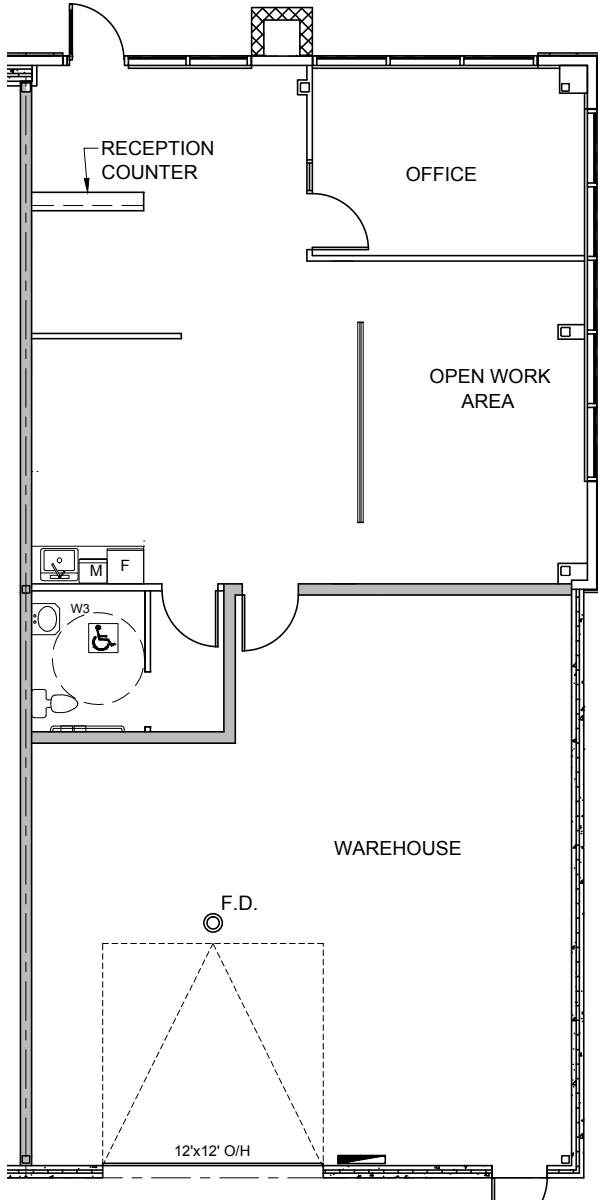
1. GoodLife Fitness Calgary
2. Club Pilates
3. Soul Hot Yoga Inc
4. Ultimate Dance Company
5. Massage Heights Shepard Regional

Shopping

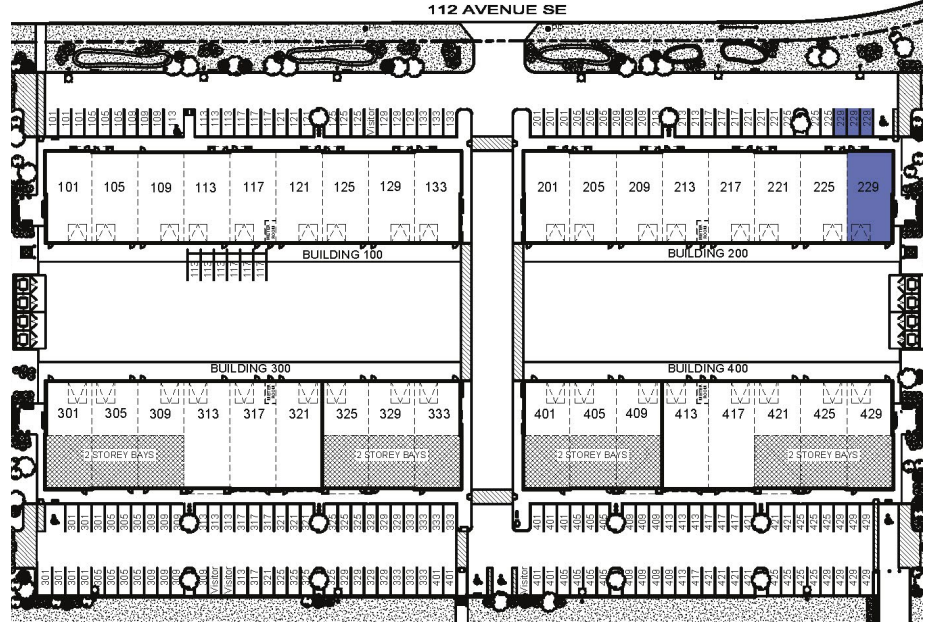
1. London Drugs
2. Staples
3. Sport Chek
4. Crystal Glass Canada Ltd
5. Sherwin-Williams Paint Store
6. Marshalls
7. HomeSense
8. PetSmart
9. Mastermind Toys
10. Petland South Trail
11. The Brick Mattress Store
12. Structube
13. Mark's

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FLOOR PLAN



SITE PLAN



FOR LEASE

Eastlake Business Park

229, 4615 112 AVENUE SE



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