

# \$10 - Suite 204, 4712 13 Street Ne, Calgary

MLS® #A2231736

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

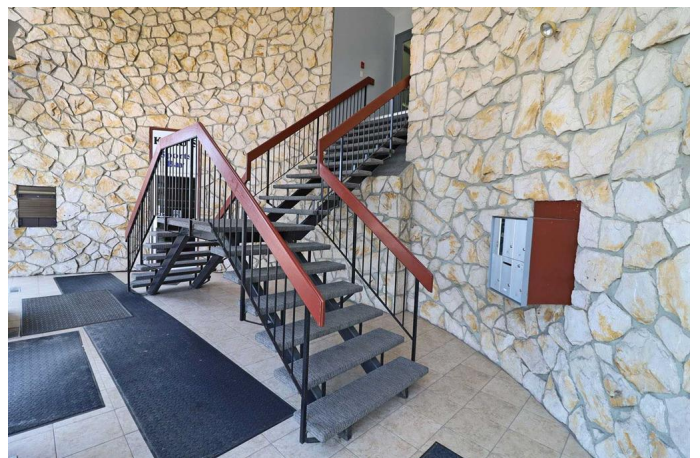
McCall, Calgary, Alberta

2,012 Sq. Ft. second floor office located near 45 Avenue NE and 13 Street NE. This office space consists of three private offices, open concept area, storage room, and lunchroom/kitchenette. There are men's and women's washrooms available in the common area. There is ample free surface scramble parking. In addition, there excellent signage opportunity with McKnight Boulevard NE exposure. Bus transportation on 12th street NE, including bus routes #12 and #69. Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall. Close proximity to 12 Street NE, McKnight Boulevard, and Deerfoot Trail NE. The Lease rate is \$10.00 PSF and Operating Costs is \$9.12 PSF (Total of \$19.12 PSF). Utilities are included in the operating costs. Improvements are negotiable. Available immediately.

Built in 1975

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2231736   |
| Price      | \$10       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1975       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |



## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | Suite 204, 4712 13 Street Ne |
| Subdivision | McCall                       |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2E 6P1                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 133             |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.