

# \$14 - 3, 6143 4 Street Se, Calgary

MLS® #A2265278

## \$14

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

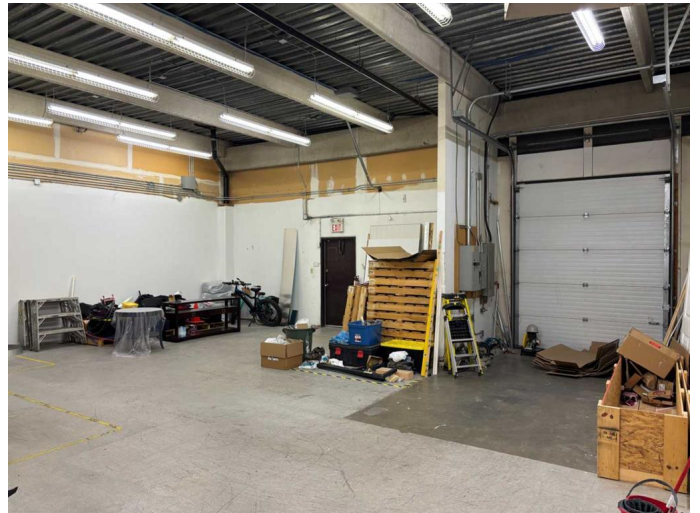
Unit 3, 6143 4 Street SE is a centrally located industrial flex bay in Manchester Industrial Park, offering excellent functionality and visibility. The 3,461 SF space (office and warehouse areas TBV) features a 19'™ clear height, one 8'™W x 10'™H dock door with 53'™ trailer capacity, and 100-amp power (TBV)™making it ideal for distribution and logistics users. The property provides unmatched accessibility, just 15 minutes from downtown Calgary, with direct connections to Blackfoot Trail, Glenmore Trail, Macleod Trail, and Deerfoot Trail. Available for immediate occupancy, this sublease opportunity runs until May 31, 2028, with a starting rate of \$13.50 PSF (plus escalations) and estimated 2025 operating costs of \$9.56 PSF.

Built in 1974

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2265278   |
| Price      | \$14       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1974       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 3, 6143 4 Street Se   |
| Subdivision | Manchester Industrial |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2H2H9                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 26                 |
| Zoning         | I-G                |

### **Listing Details**

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

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