

**6163 6 Street SE  
Calgary, Alberta**

**MLS # A2277490**



**\$16 per sq.ft.**

**Division:** Manchester Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,304 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Rare 2,304 SF industrial bay located in Manchester Industrial Park with direct visibility to Blackfoot Trail SE. The space features a large front showroom, two spacious offices, a kitchenette, and two washrooms, totaling approximately 1,344 SF of office space. At the rear of the unit is approximately 960 SF of warehouse space, equipped with 100 amps of power (TBV), one dock door (8 ft x 8 ft), and a bonus storage mezzanine (free of charge). Reserved parking plus street parking are available. The property offers close proximity to 58 Avenue SE, Blackfoot Trail SE, Glenmore Trail SE, and Deerfoot Trail SE. In addition, near Chinook Mall and Chinook LRT station. The lease rate is \$16.00 PSF with step-ups, plus operating costs of \$8.60 PSF, for a gross rate of \$24.60 PSF. This