

ATTRACTIVE OFFICE  
EASTLAKE INDUSTRIAL DISTRICT  
// 3,350 SF

# FOR SALE

11010 46 Street SE, Unit 6, Calgary, AB



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Commercial Real Estate Advisors

# PROPERTY HIGHLIGHTS



- 3,350 SF office space.
- 5 offices with glazing, large boardroom, kitchen, & 2 private washrooms.
- Unit has private ground level entrance with staircase up to 2nd level office.
- Abundance of natural light.
- Excellent location in Eastlake Industrial Park.
- Low operating costs of \$7.52 PSF (Est. 2025). Utilities extra.
- Unit is vacant & ready for incoming owner/user.
- 7 assigned surface parking stalls.
- Well managed property.
- Unit available for sale or lease. Leasing brochure is available.

## PROPERTY OVERVIEW

<b>Address:</b>	11010 46 Street SE, Unit 6
<b>District:</b>	Eastlake Industrial District
<b>Zoning:</b>	Industrial – General (Office)
<b>Year Built:</b>	2008
<b>Total Size:</b>	3,350 SF
<b>Parking:</b>	7 assigned stalls plus street & visitor parking
<b>Sale Price:</b>	\$889,000.00
<b>Condo Fees:</b>	\$924.00 / Month (Est. 2025)
<b>Property Taxes:</b>	\$4.21 PSF (Est. 2025)
<b>Availability:</b>	Immediately (vacant)



# EXTERIOR FEATURES //

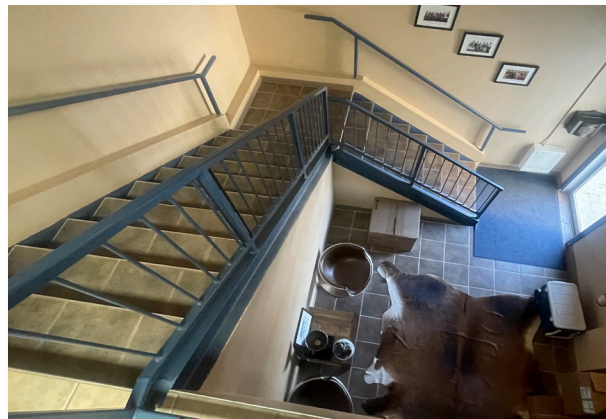


# INTERIOR FEATURES //



## Features:

- Top left: Office space.
- Top right: Hallway.
- Bottom (left to right): Kitchen, ground-level entrance, and two private washrooms.



# LOCATION

Located in Eastlake Industrial Business Park, with convenient access to major roadways for easy access to Barlow Trail, Deerfoot Trail, Stoney Trail, 106 Ave SE, and 52 Street SE.



## Drive Times:

Deerfoot Trail SE: **4 minutes**

Stoney Trail: **9 minutes**

Calgary Airport: **25 minutes**

## Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



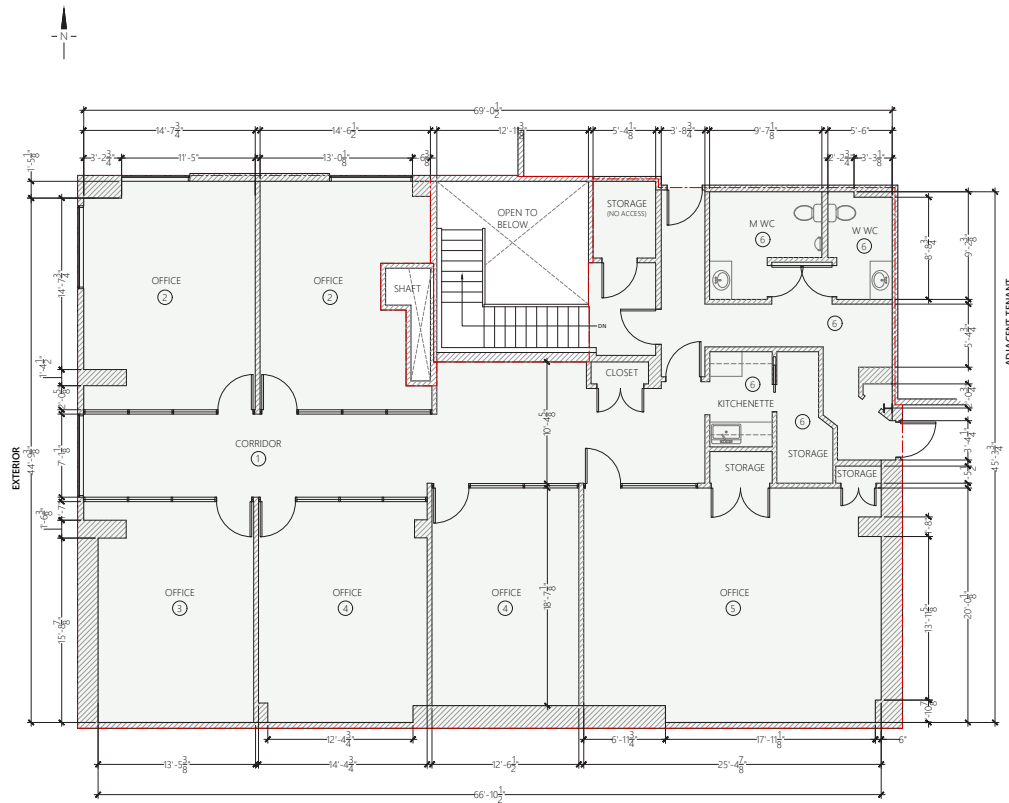
restaurants & fast food



fuel / charging stations



# FLOOR PLANS



SECOND LEVEL  
3,041 SQ. FT.

EXTERIOR

ADJACENT TENANT

EXTERIOR

MAIN LEVEL  
309 SQ. FT.

11010 46 ST SE  
CALGARY, AB

PREPARED FOR:

**CDNGLOBAL**  
jkeen@cdnglobal.com

MEASUREMENT STANDARD:  
ANSI/BOMA Z65.2-2012

LAND USE:  
-

OCCUPANT AREA  
3,350 SQ. FT.

CERTIFICATE:

WE VISITED 11010 46 ST SE, TENANT SPACE #6 ON 19/09/2025 TO CONFIRM THE CONSTRUCTED AREA MEASURED IN ACCORDANCE WITH THE ABOVE CITED STANDARD (MEASURED FROM THE OUTERMOST ARCHITECTURAL FINISH AT EXTERIOR WALLS EXCLUSIVE OF DECORATIVE PROJECTIONS, THE TENANT SIDE OF WALLS SEPARATING TENANTS FROM COMMON AREA OR MAJOR VERTICAL PENETRATIONS), AND THE CENTRE OF ANY BOMBING WALLS. WE VERIFY THE "OCCUPANT AREA" OF THE PREMISES TO BE 3,350 SQUARE FEET.

*Jordan Sages* 21/09/2025  
DATE

JORDAN SAGES  
PRINCIPAL-OPERATIONS

SURVEYED BY: CS PREPARED BY: AP

DRAWING TITLE:  
SURVEYED FLOOR PLAN

SURVEY DATE: 19/09/25 SHEET: AB-A01

PROJECT NUMBER: 5102

① CEILING HEIGHT 10'-2" AFF (2X4 ACOUSTIC TILE)

② CEILING HEIGHT 10'-0" AFF (2X4 ACOUSTIC TILE)

③ CEILING HEIGHT 8'-10" AFF (2X4 ACOUSTIC TILE)

④ CEILING HEIGHT 9'-0" AFF (2X4 ACOUSTIC TILE)

⑤ CEILING HEIGHT 8'-1" AFF (2X2 ACOUSTIC TILE)

⑥ CEILING HEIGHT 7'-10" AFF (2X4 ACOUSTIC TILE)



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