

# 6, 11010 46 Street SE



## FOR SALE OR LEASE

SECOND FLOOR OFFICE SPACE

### Property Features

**Size:** 3,350 sq.ft.

**Zoning:** I-G

**Year Built:** 2008

**Parking:** 7 Assigned stalls  
Visitor parking  
Street parking

**Features:** 5 Offices with glazing  
Large boardroom  
Kitchen  
2 Private washrooms  
Private ground level entrance

**Possession:** Immediate

**Location:** East Lake Industrial- Easy access to major thoroughfares like Barlow Trail, Deerfoot Trail, 52 Street and 114 Avenue

**Asking Rate:** Market  
**Op Costs:** \$7.52/sq.ft.

**Asking Price:** Market  
**Taxes:** \$4.21/sq.ft. (2025)  
**Condo Fees:** \$924.00/month (2025)



## CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6  
403-291-0425 [www.cmsrealestateltd.com](http://www.cmsrealestateltd.com)

**Gerry Macdonald - Broker, CCIM**  
403-291-0425  
[gm@cmsrealestateltd.com](mailto:gm@cmsrealestateltd.com)

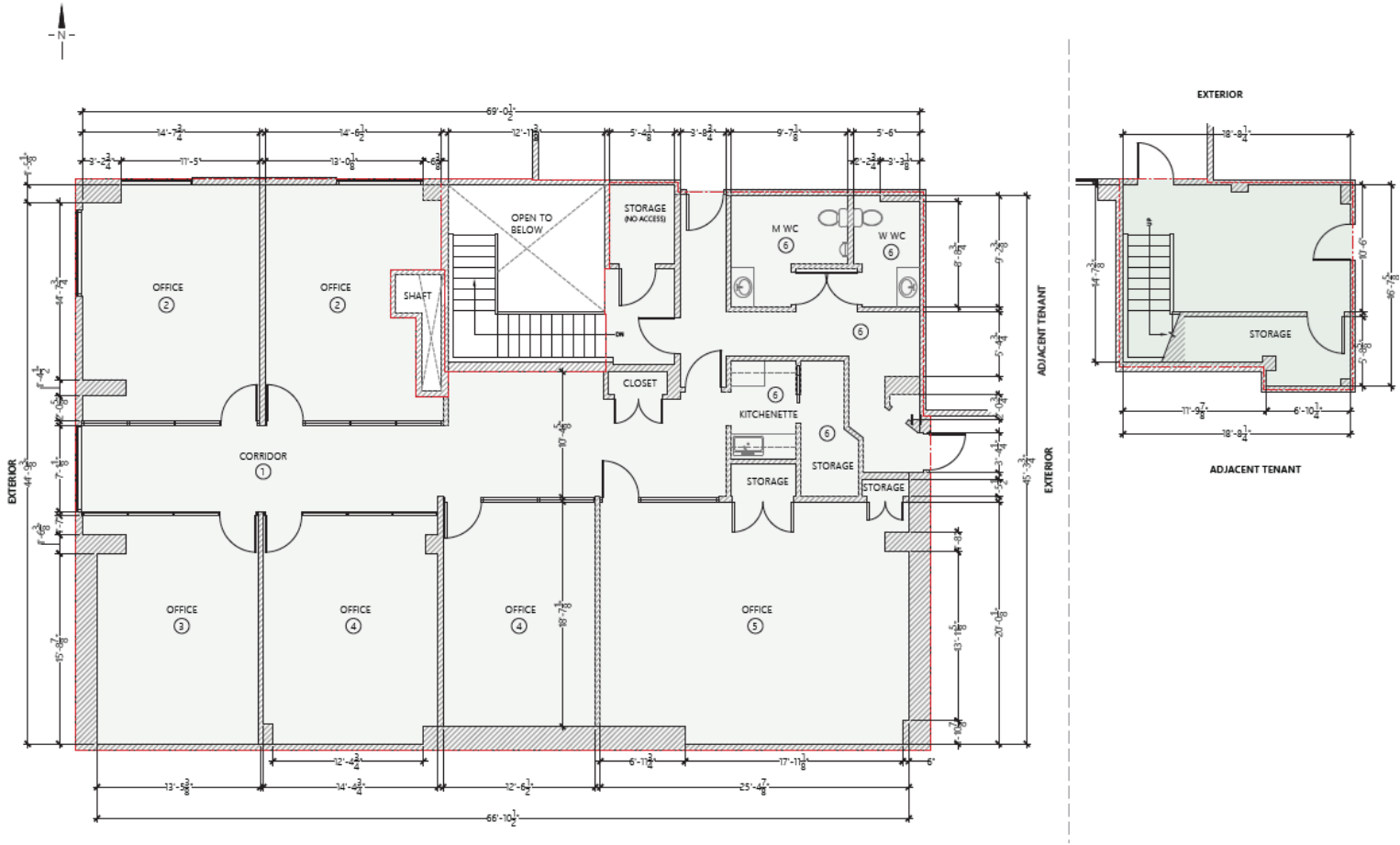
**Gerry Macdonald Jr. - Associate Broker**  
403-219-0161  
[gmjr@cmsrealestateltd.com](mailto:gmjr@cmsrealestateltd.com)

**Jessica Macdonald - Associate**  
403-219-0155  
[jessica@cmsrealestateltd.com](mailto:jessica@cmsrealestateltd.com)

"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice." The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.

# 6, 11010 46 Street SE

## FLOOR PLAN



**CMS Real Estate Ltd.**

#200, 136- 17 Ave NE Calgary, AB T2E 1L6

403-291-0425 www.cmsrealestateltd.com

**Gerry Macdonald - Broker, CCIM**

403-291-0425

gm@cmsrealestateltd.com

**Gerry Macdonald Jr. - Associate Broker**

403-219-0161

gmjr@cmsrealestateltd.com

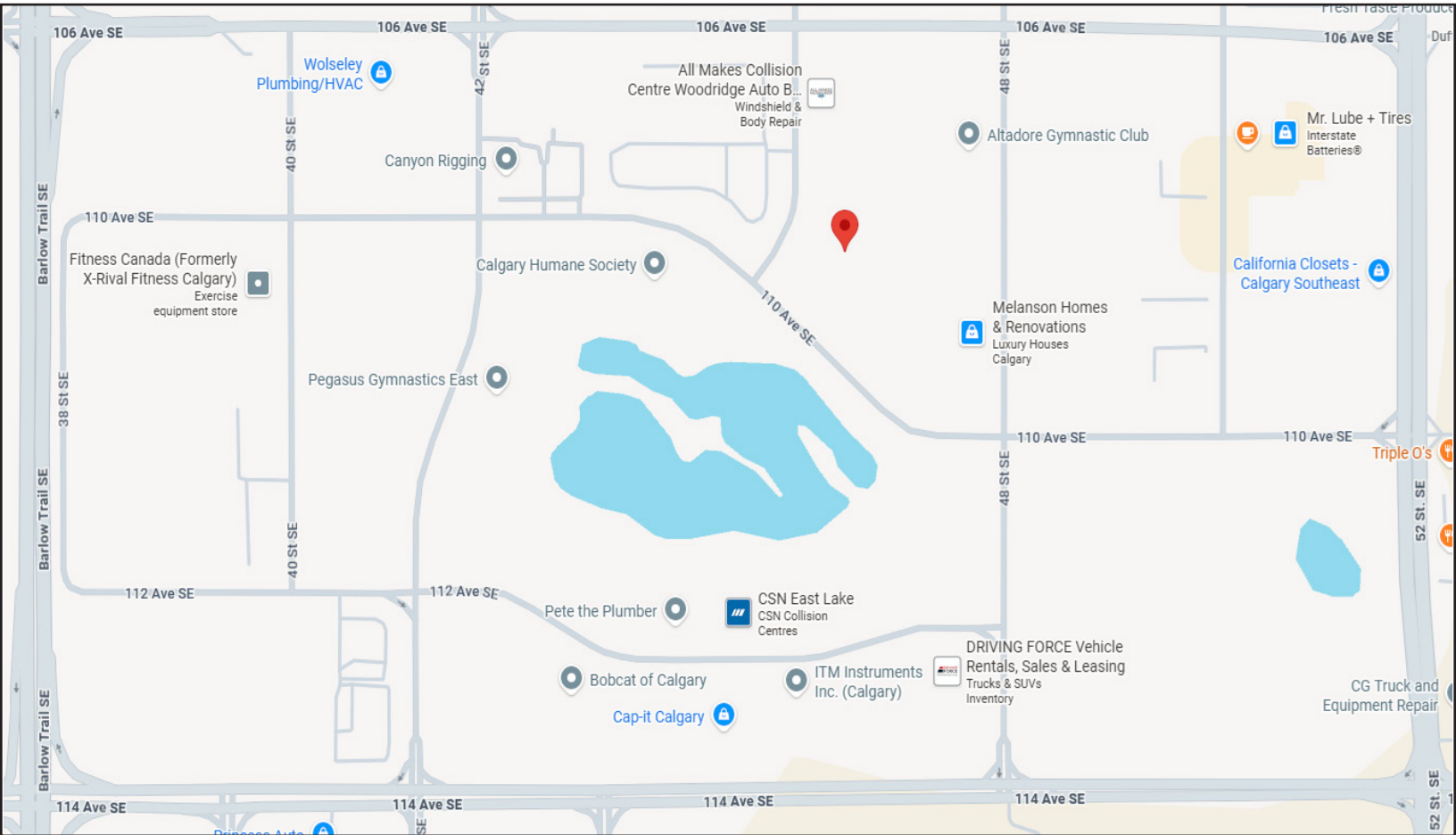
**Jessica Macdonald - Associate**

403-219-0155

jessica@cmsrealestateltd.com

"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice." The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.

# 6, 11010 46 Street SE



## CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6

403-291-0425 www.cmsrealestateltd.com

**Gerry Macdonald - Broker, CCIM**

403-291-0425

gm@cmsrealestateltd.com

**Gerry Macdonald Jr. - Associate Broker**

403-219-0161

gmjr@cmsrealestateltd.com

**Jessica Macdonald - Associate**

403-219-0155

jessica@cmsrealestateltd.com

"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice." The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.