

For Lease

McKnight Commerce Centre

630 46 AVENUE NE
CALGARY, ALBERTA

High Exposure, A-Class Showroom / Warehouse Space



For more property information

Tyler Wellwood, Principal
403 232 4386
tyler.wellwood@avisonyoung.com

Cody Arseneault, Associate
403 819 4400
cody.arseneault@avisonyoung.com

**AVISON
YOUNG**

Property Overview

Address #109-117, 630 46 Avenue NE

District Greenview Industrial Park

Zoning DC 1-2 (light industrial)

Minimum $\pm 10,009$ sf

Maximum $\pm 24,361$ sf

Bonus Mezz 4,713 sf of bonus concrete mezzanine

2 Drive-In Doors (14'H x 12'W)

2 Drive-In Doors (12'H x 10'W)

22' 6"

Power 400 A, 347/600 V, 3 Phase

Parking Scramble

Availability February 1 2026

Net Rent \$20.00 psf

Op. Costs \$7.20 psf + mgmt fee



High-glazing windows throughout two sides of the premises.



Fully sprinklered throughout the unit.



One MUA (make-up air unit) and six RTU (roof top units) installed throughout the premises.



Trench drain and sump installed throughout rear portion of the warehouse.



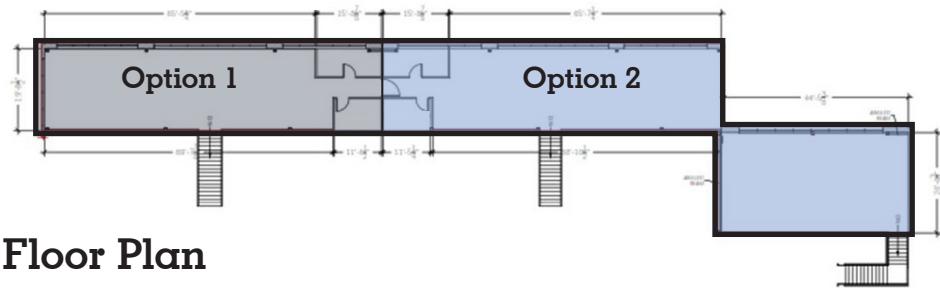
Avison Young is pleased to offer 24,361 square feet of prime industrial space for lease at McKnight Commerce Centre. This endcap unit features a built out showroom space and warehouse area. The property includes a large truck court, efficient parking, and pylon signage along McKnight Boulevard.



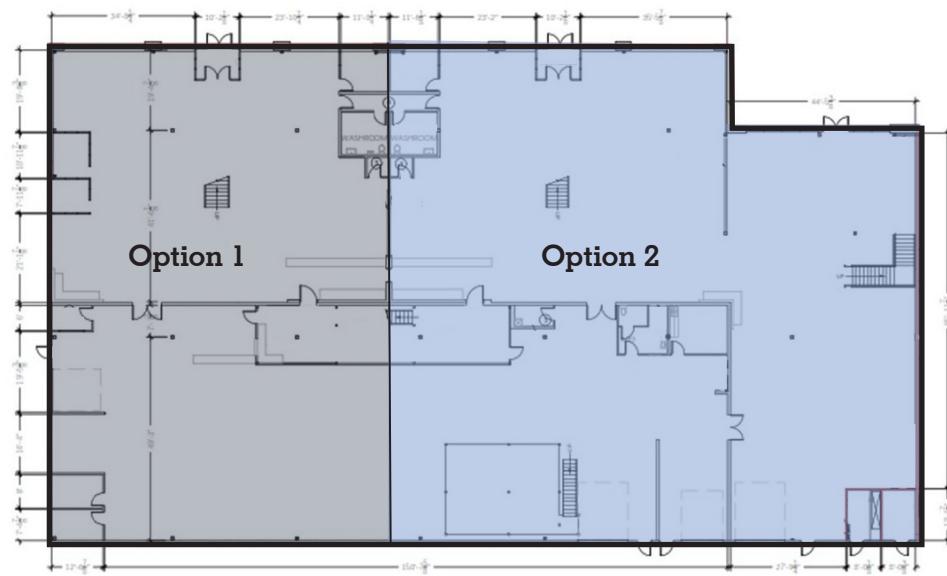
McKnight Boulevard

Property Floorplan

Mezzanine



Floor Plan



Total Area

Size (SF): $\pm 24,361$

Bonus Mezz. (SF): $\pm 4,713$

Loading
2 Drive-In Doors (14'H x 12'W)
2 Drive-In Doors (12'H x 10'W)

Clearance 22' 6"

Demising Options

Option 1

Size (SF): $\pm 10,009$

Bonus Mezz. (SF): $\pm 1,571$

Loading 1 Drive-In Doors (12'H x 10'W)

Clearance 22' 6"

Option 2

Size (SF): $\pm 14,352$

Bonus Mezz. (SF): $\pm 3,142$

Loading 2 Drive-In Doors (12'H x 14'W)
1 Drive-In Doors (12'H x 10'W)

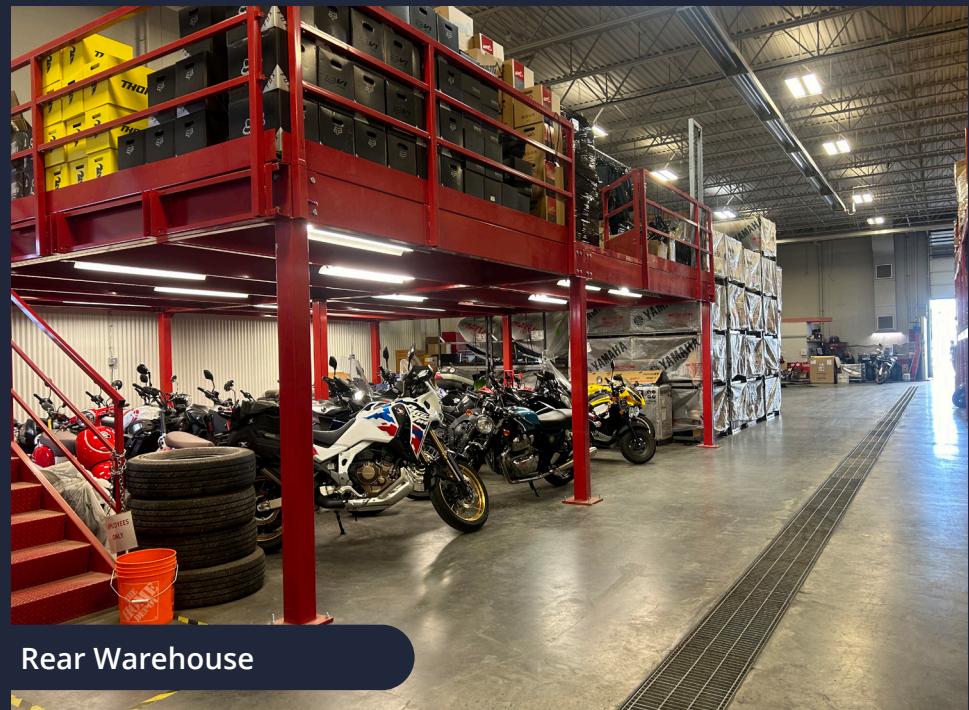
Clearance 22' 6"



Showroom / Mezzanine



Showroom / Mezzanine



Rear Warehouse



Front Warehouse



Downtown
Calgary

Greenview
Industrial Park

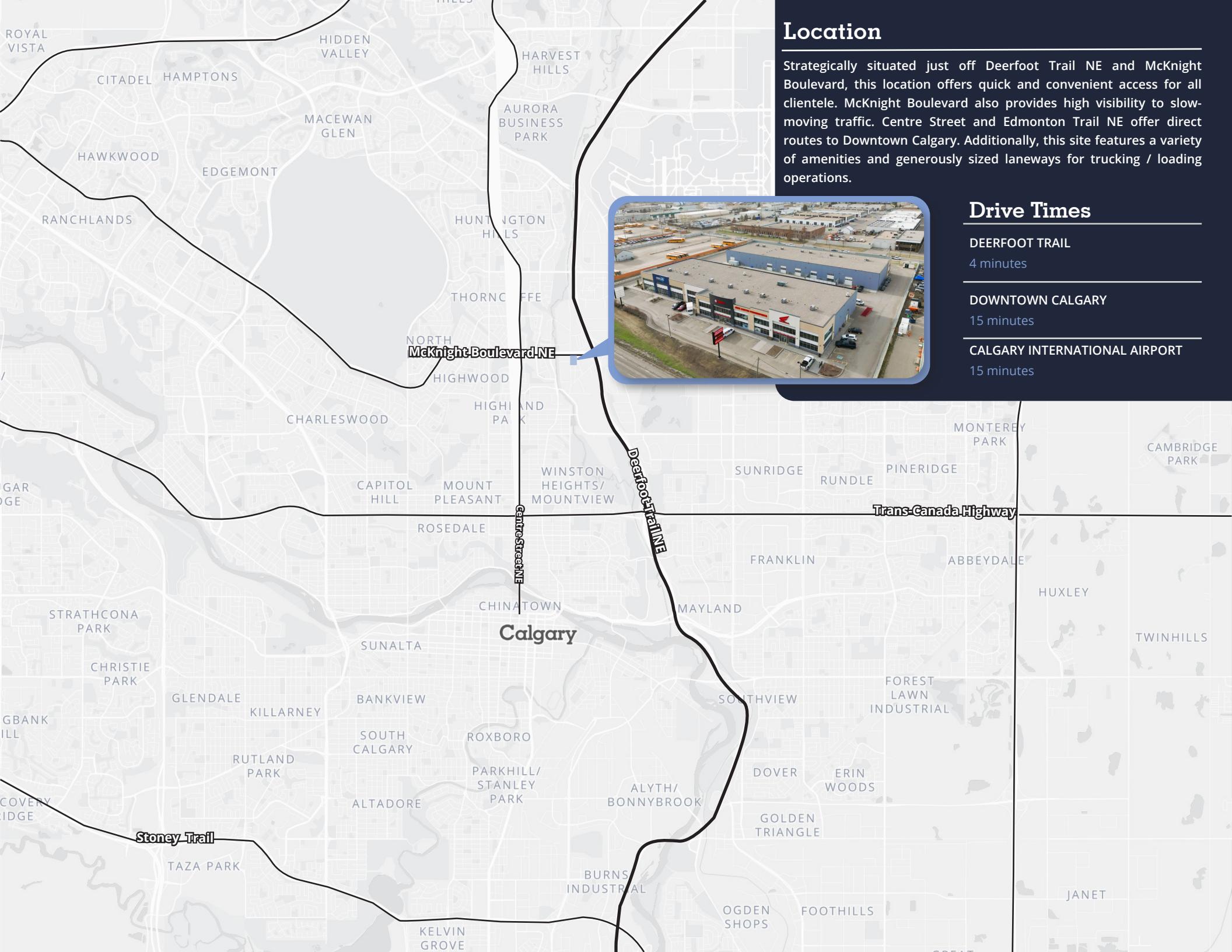
Subject
property

Available Signage

McKnight Boulevard NE

Edmonton Trail

- Prominent signage opportunity along McKnight Boulevard NE.
- Direct exposure to over 60,000 vehicles per day on McKnight Boulevard NE (slow moving traffic)



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Eight Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

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