

6330 12 Street SE

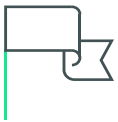


6046 12 Street SE

Property Information

Year Built	1990
Year Renovated	2019 (Exterior)
I-C Zoning	Allows for Office, Industrial and Retail
Power	2 x panels 120V/208V 100A
Available Area	4,018 SF
Date Available	October 1, 2026 (can be made available sooner)
Operating Costs	\$8.24 + utilities
Basic Rent	Market
Parking	Free Surface Parking

Property Highlights



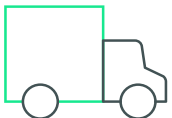
Building Signage with Exposure to Deerfoot Trail



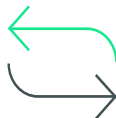
Central Location within 5 Minutes of Deerfoot Meadows



Low Operating Costs and Free Parking



Potential for 1x Over Head Loading Doors



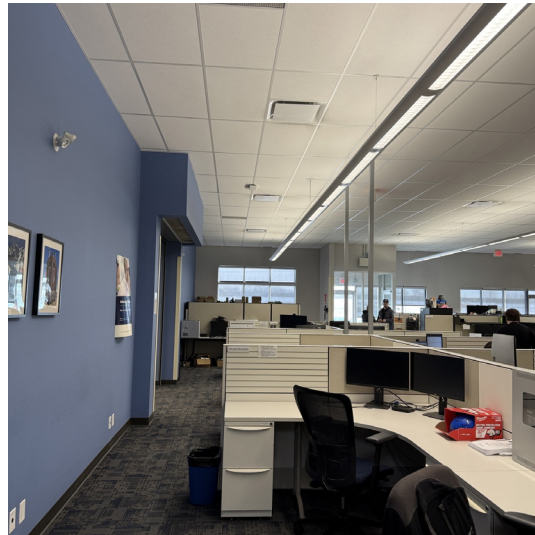
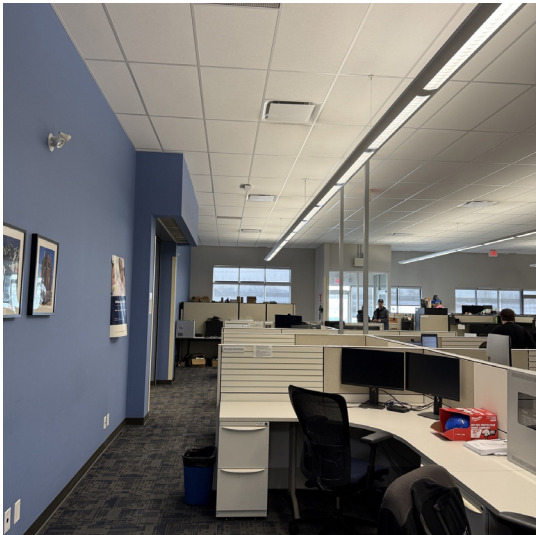
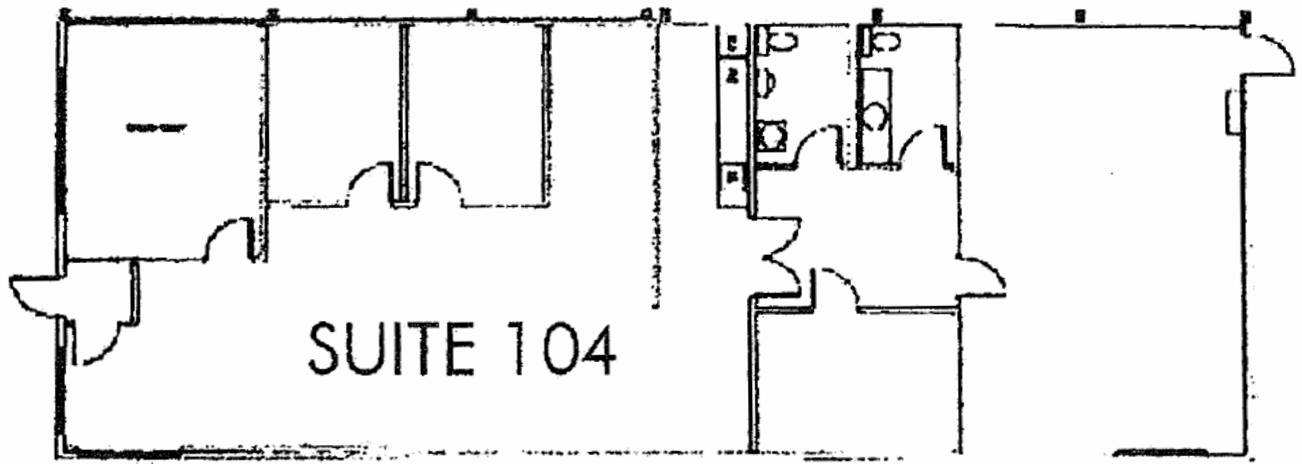
Quick Access/Egress to Deerfoot, Blackfoot and Glenmore Trail

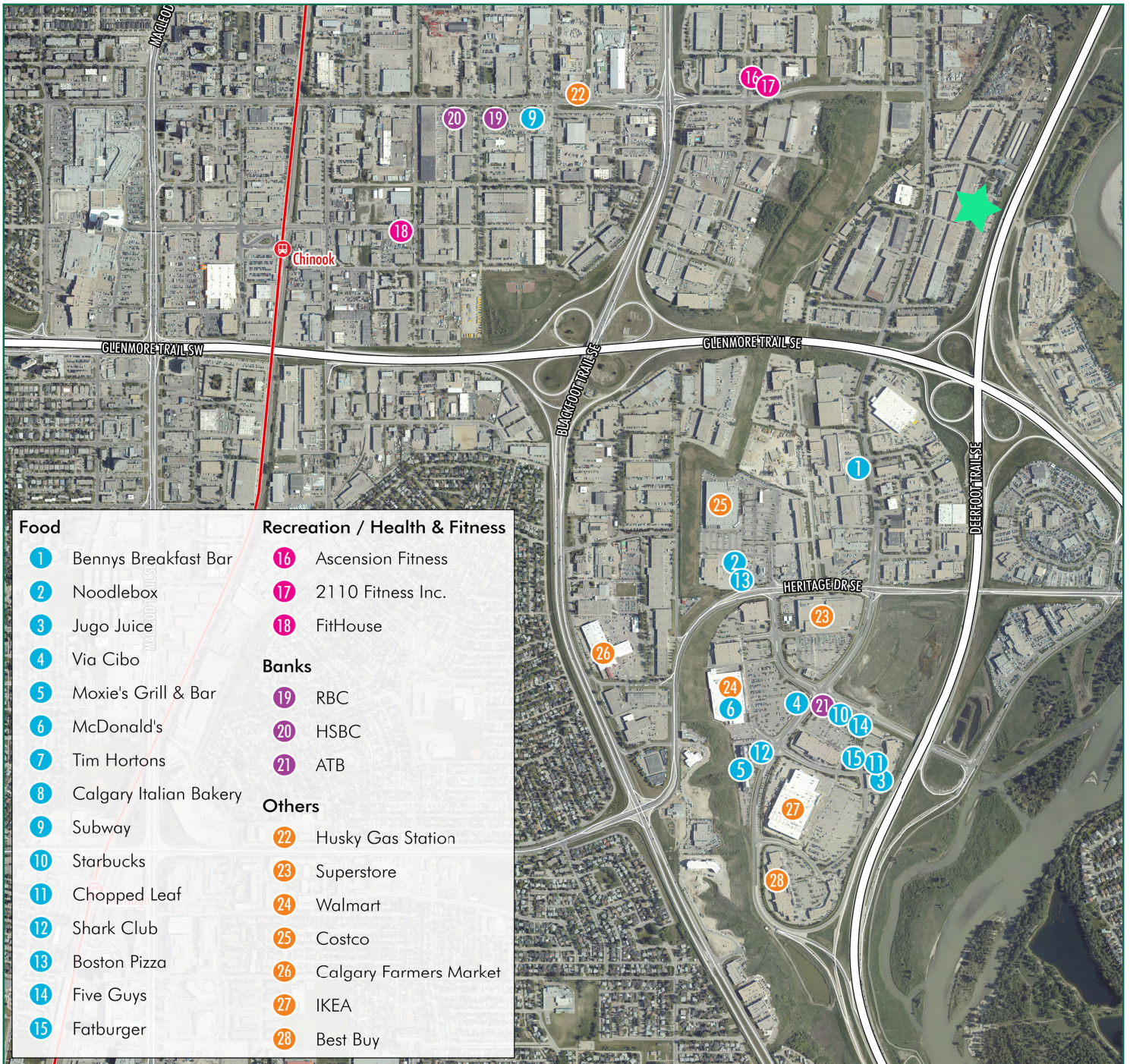


Furniture potentially available. In-suite washrooms

Suite 104

2,258 SF





Contact Us

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