



Office/Warehouse Condo Bay For Lease

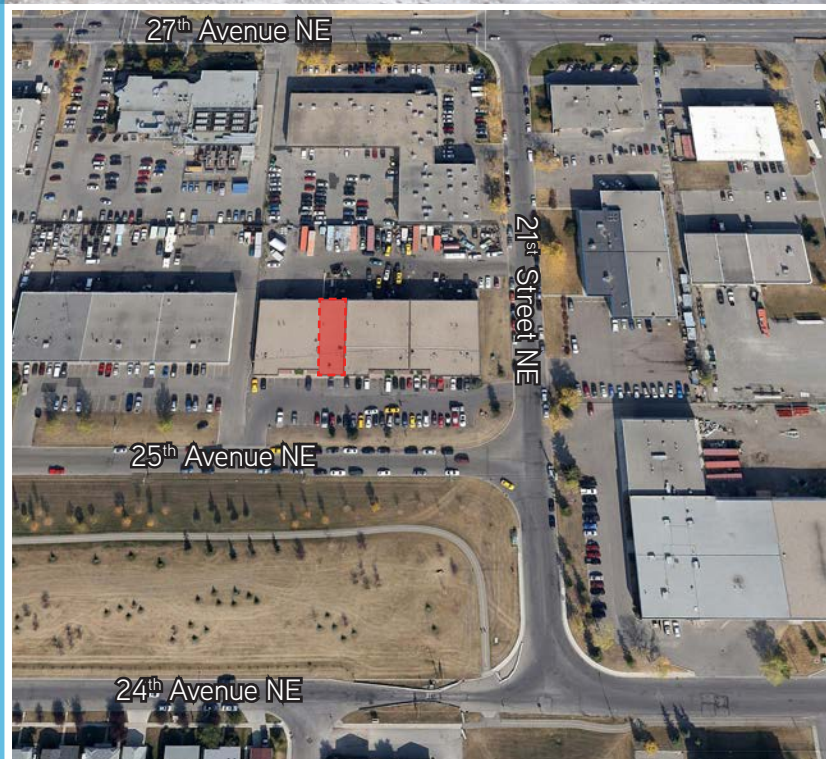
Unit 4, 2116-25th Avenue NE
Calgary, AB

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AVAILABLE AREA

Office:	±1,000 sq.ft.
Second Floor Office:	±1,000 sq.ft.
Warehouse:	±2,000 sq.ft.
Total:	4,000 sq.ft.

Lease rate:	\$10.00 per square foot
Operating costs:	\$5.53 per square foot (2017)



BUILDING FEATURES

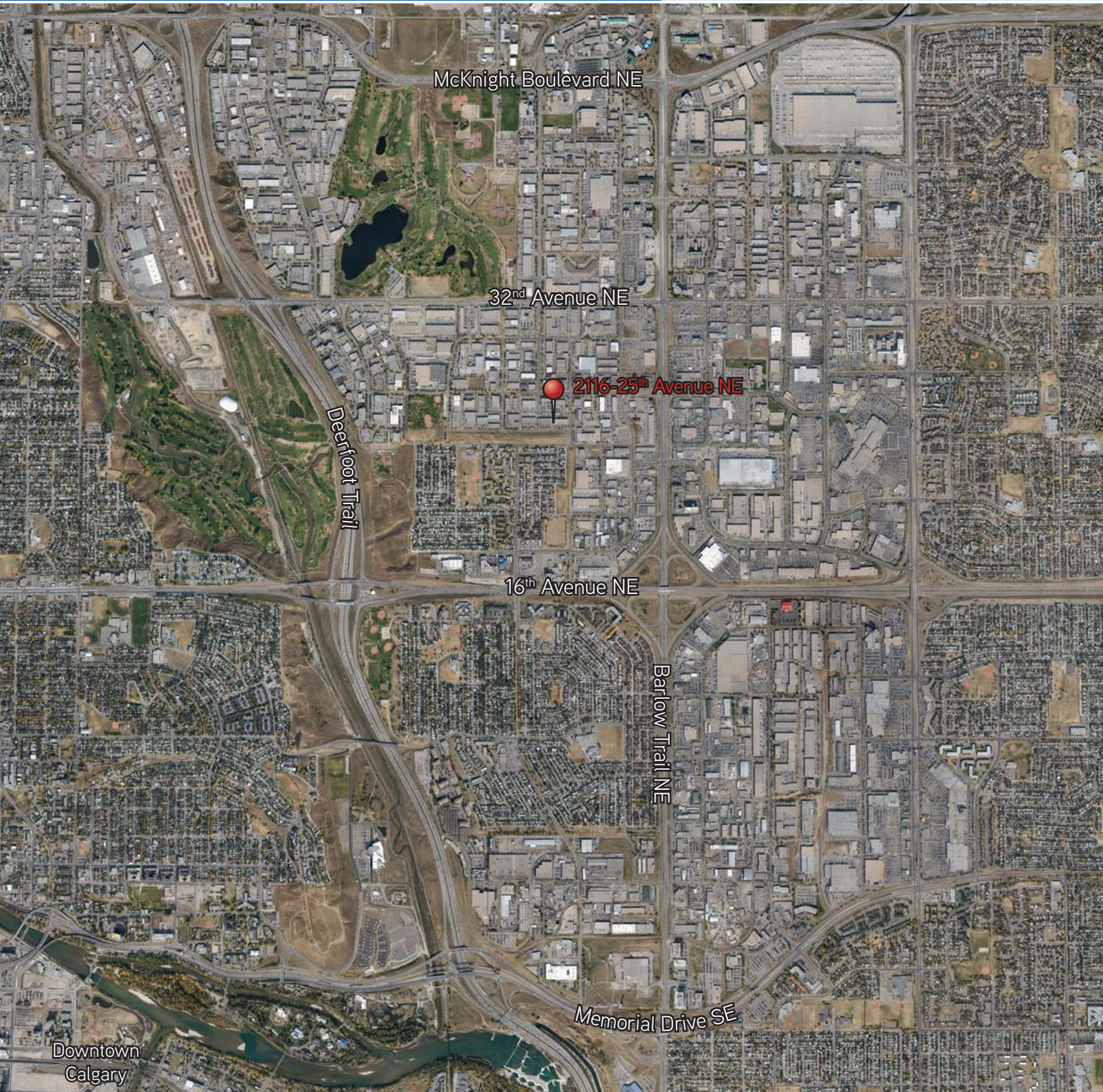
District:	South Airways
Legal Description:	Plan 7910659, Unit 4
Zoning:	I-G (Industrial General)
Lighting:	T5H0
Loading:	(12' x 14') Drive-in door
Ceiling Height:	19' clear
Power:	100 Amps (To Be Verified)



HIGHLIGHTS

- > Drive-in industrial bay with excellent access to major thoroughfares
- > Large loading area allows for outdoor storage or additional parking
- > Sump drain & shop sink in the warehouse
- > Potential to lease a small portion of yard at the rear of the unit





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