



## 2nd Floor Space Available

## Property Details

- Located in Horizon Business Park
- Across the street from Whitehorn C-Train Station
- Ample front parking
- Ideal for office/classroom/meeting use
- Available immediately
- Seperate entrance (one front & one side).
- Unit features coffee counter and new paint

## Unit Features

Basic Rent:	\$5.00 + GST per SF
OP Costs:	ТВС
Utilities:	Seperately invoiced
Mechanical:	HVAC (rooftop)
Sprinklered:	Yes
Size:	±3,456 SF

Wayne Berry, Partner 403-650-2001 | wayne@cvpartners.ca





## Unit 7 | Interior



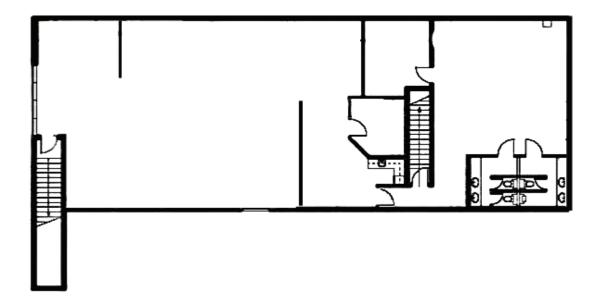
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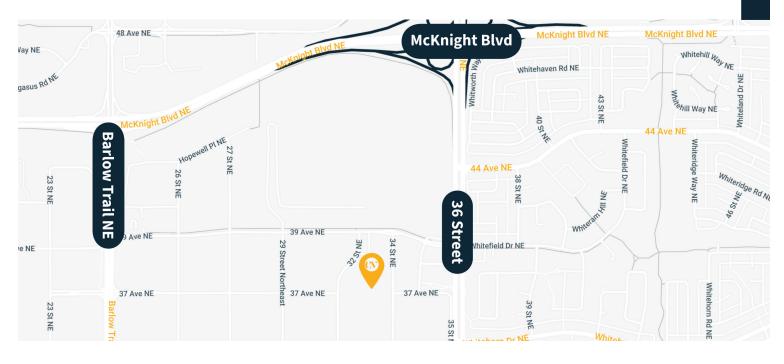








3805 34 Street NE | Location



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