

6,200 SF Shop with Yard



PROPERTY HIGHLIGHTS

- Office updates in place.
- Corner property, SE location
- Front drive-in door
- Side yard with large common area
- Functional rectangle shop 50' x 80'



AARON GUNN

Senior Associate (403) 200-4026 agunn@naiadvent.com

TYLER GULUCHE

Associate (403) 404-8735 tguluche@naiadvent.com

PROPERTY DETAILS

Office Size 2,200 SF

Warehouse Size 4,000 SF
Total 6,200 SF

Submarket Foothills

Zoning I-G (Industrial-General)

\$13.00 PSF \$14.50 PSF

Lease Rate Now \$11.00

first year rate

Lease Term 5 Years

Op Costs \$5.25 PSF

Year Built 1981

Heating Forced Air

Power 400 amp (TBV)

Loading 14' x 14' front drive-in

door

Clear Ceiling Height 16' clear in warehouse

Site / Yard Size 5,000 SF +/-

Available Available Immediately

TOP COMMERCIAL LISTINGS

www.topcommerciallistings.com



♀ 3633 8 Street SE

Calgary AB, T2G 3A5 naiadvent.com

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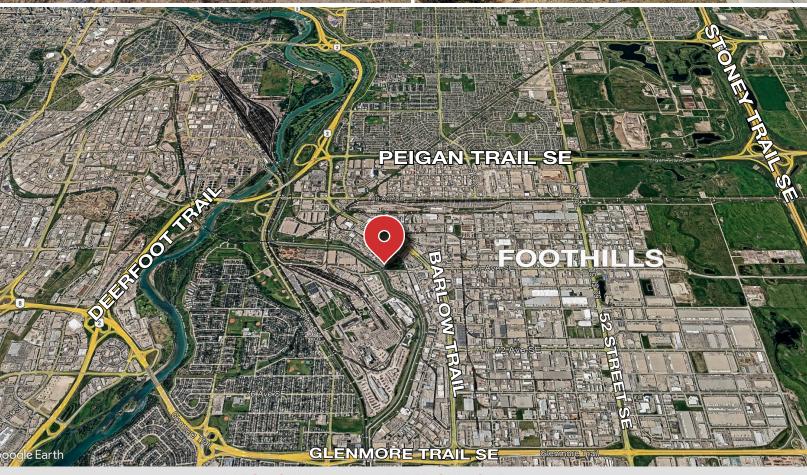
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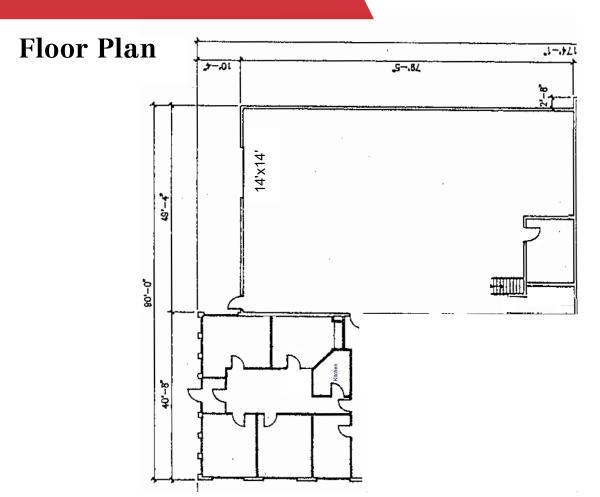
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