

FOR LEASE: 4243 - 17A STREET SE CALGARY

Property Information

Location: Bonnybrook
Zoning: Industrial Redevelopment (I-R)
Available for Lease:

| | | |
|-----------------|----------------------------|--------------------|
| Option 1 | North Bay | 5,926 sq ft |
| | Upper Office | 1,062 sq ft |
| | Shed/Small Engine Repair | 1,200 sq ft |
| | Total Building Area | 8,188 sq ft |
| | YARD 0.32 Ac (+/-) | 14,000 sq ft |
| Option 2 | Middle Bay | 4,146 sq ft |
| | South Bay | 2,444 sq ft |
| | South Bay Office | 718 sq ft |
| | Total | 7,308 sq ft |

Lease Rate: \$11.00 psf plus \$4.23 psf A.R.

Lease Rate Yard: \$1.75 psf plus \$0.63 A.R.



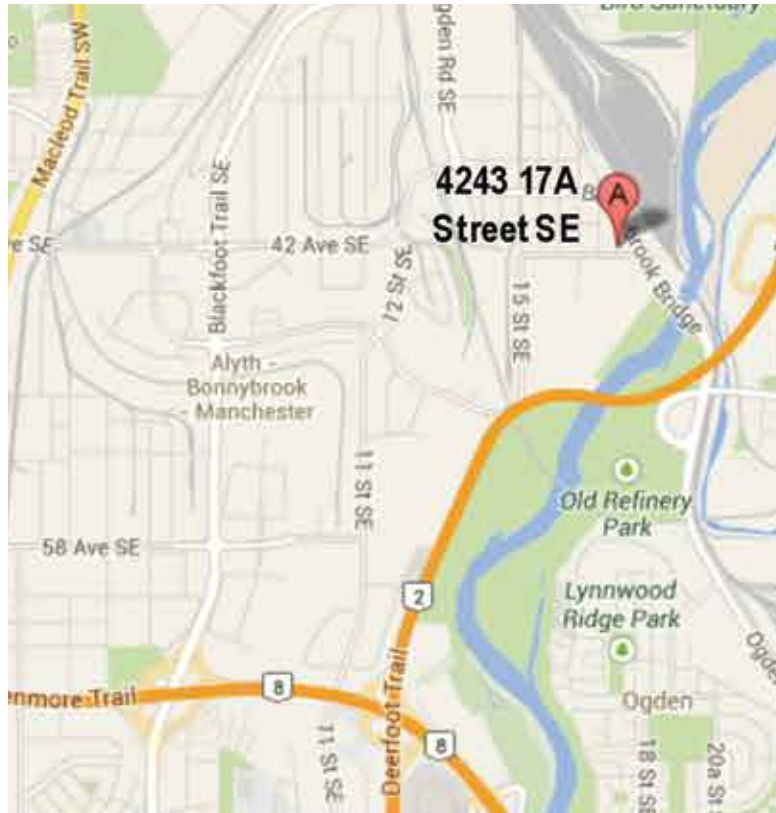
Property Amenities

North Bay with Yard

- Drive through Bay (2 OH Doors 16' x 18' & 12' x 12')
- Sump
- Make-up air (15,000 CFM)
- Heavy Power (480V 3 Phase 600 amp – TBV)
- Office & washroom
- Crane capable
- LED lighting
- Ceiling height – 18'
- Shed/Small Engine Repair – heated, water & exhaust fan
- Drive through yard, gated to alley and 17A street

South & Middle Bays 7,308 sq ft (+/-)

- 2 – Drive in Bays (14' x 14' OH Doors)
- Mezzanine
- Main floor office & washroom
- Sump
- Make-up air (10,000 CFM)
- Heavy Power (480V 3 Phase 600 amp – TBV)
- Crane capable
- LED lighting
- Ceiling height - 16' 6" (TBV)



LB HUBBARD
 realty group

FOR MORE INFORMATION OR TO VIEW PLEASE CONTACT:

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Lease Options

| NORTH BAY with YARD | | | | | | |
|---------------------|-------------------|---------------------|---------------|-------------|----------|------------|
| OPTION 1, YEAR 1 | | | | | | |
| Bldg or yard sq ft | Premises | Gross \$/yr | Basic Rent | | | A.R \$ psf |
| | | | \$/yr | \$/mo | \$/sf | |
| 5,926 | North Bay | | | | | |
| 1,062 | Upper office | | | | | |
| 1,200 | Small Engine shop | | | | | |
| 8,188 | | \$ 124,703 | \$ 90,068.00 | \$ 7,505.67 | \$ 11.00 | \$ 4.23 |
| 14,000 | Yard | \$ 33,320 | \$ 24,500.00 | \$ 2,041.67 | \$ 1.75 | \$ 0.63 |
| | | \$ 158,023 | \$ 114,568.00 | \$ 9,547.33 | | |
| | Gross/mo | \$ 13,168.60 | | | | |

| SOUTH & MIDDLE BAYS | | | | | | |
|---------------------|-----------------|--------------------|--------------|-------------|----------|------------|
| Option 2, YEAR 1 | | | | | | |
| Bldg or yard | Premises | Gross \$/yr | Basic Rent | | | A.R \$ psf |
| | | | \$/yr | \$/mo | \$/sf | |
| 4,146 | Middle Bay | | \$ 45,606.00 | \$ 3,800.50 | \$ 11.00 | 4.23 |
| 3,162 | South Bay | | \$ 34,782.00 | \$ 2,898.50 | \$ 11.00 | 4.23 |
| 7,308 | | \$ 111,301 | \$ 80,388.00 | \$ 6,699.00 | \$ 11.00 | \$ 4.23 |
| | Gross/mo | \$ 9,275.07 | | | | |

