

FOR LEASE

261211 WAGON WHEEL WAY - WEST WING
C/W APPROXIMATELY .55 ACRE YARD
ROCKY VIEW COUNTY, AB

Lease Rate: \$22.00/SF Triple Net



PROPERTY DETAILS

- West wing is comprised of 2,626 sq. ft. on the lower level and 821 sq. ft. on the mezzanine level
- Lower west wing has a 2 bay shop with 2 - 14' overhead bay doors, an office, a 3 piece bathroom and a storage area
- Mezzanine has 2 large upper offices and a mechanical room
- Includes approximately .55 Acre yard, compacted gravel, fenced with room for truck/trailer to load, unload and turnaround
- Lease at \$22.00/square foot triple net
- Op Costs: \$9.00/square foot
- 5 to 10 year lease
- Paved parking lot; private gate
- Access to Highway #2 and Stoney Trail

For further information
please contact:

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Real Estate Professionals Inc.
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Calgary, AB
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.55 Acre Yard



Not intended to solicit any party under a relevant contract. The information above is derived from sources believed reliable; however, no warranties or representations are being made regarding such information, including the potential income, costs, or profits associated with a property. Interested parties should consult a qualified professional for investment, financial or tax advice.

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West Wing Photos

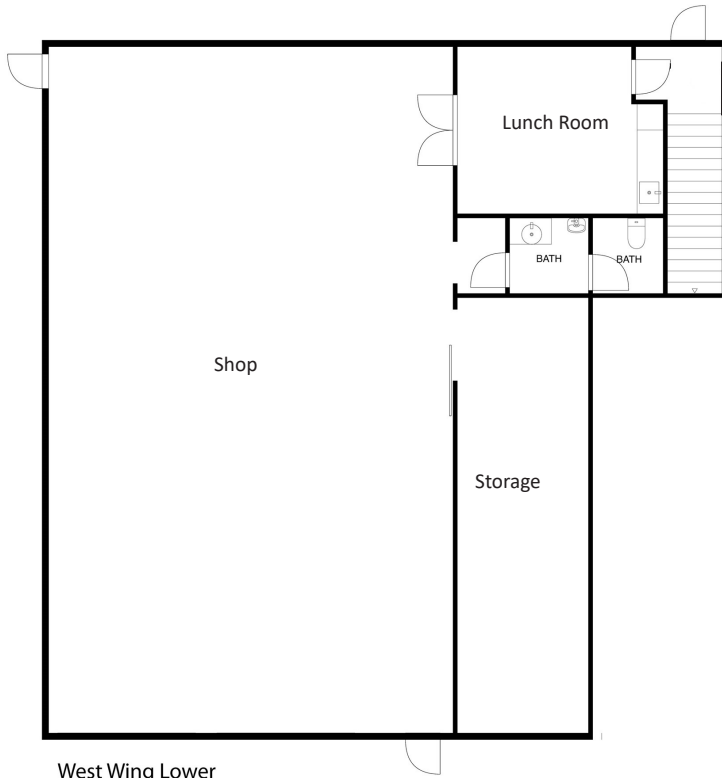


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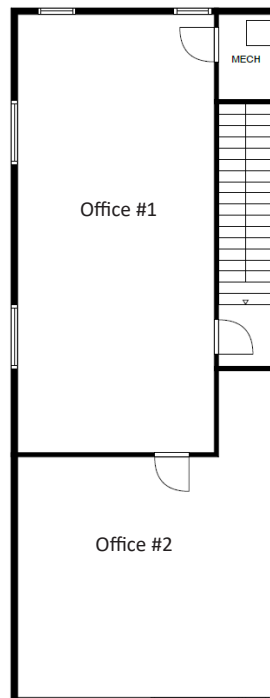
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Floor Plans West Wing



Measurements - Lower Level

Total Area: 2,626 sq. ft.
Shop: 49'3" x 39'1"
Lunchroom: 14'5" x 13'
Storage: 29'5" x 9'5"
Bathroom: 5'9" x 10'4" (3 piece)



Measurements - Mezzanine Level

Total Area: 821 sq. ft.
Office 1: 31'10" x 14'7"
Office 2: 16'10" x 19'
Mechanical: 4'5" x 4'3"

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Aerial Map



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