

FOR LEASE

4416 64 AVE SE #1105, CALGARY, AB

±3,072 SQ. FT.



WAREHOUSE WITH SMALL OFFICE BUILDOUT

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

 www.lizotterealestate.com

 403.930.8180

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

WAREHOUSE W/ SMALL OFFICE BUILDOUT

PROPERTY INFORMATION

Municipal Address: 4416 64 Ave SE #1105, Calgary, AB

Legal Address: Condominium Plan: 0910386, Unit 22 and 429
undivided one ten thousandth in the common property
excepting thereout all mines and minerals

Available Size: ± 3,072 Sq. Ft.

Zoning: BE (Business Employment)

Parking: 4 surface stalls

Power: 200 Amp | 600 Volt | 3 phase

Heating: Forced Air unit heaters x 2

Ceiling Height: 18' to under side joist

Loading: 12'x10' Grade

Possession: Immediately

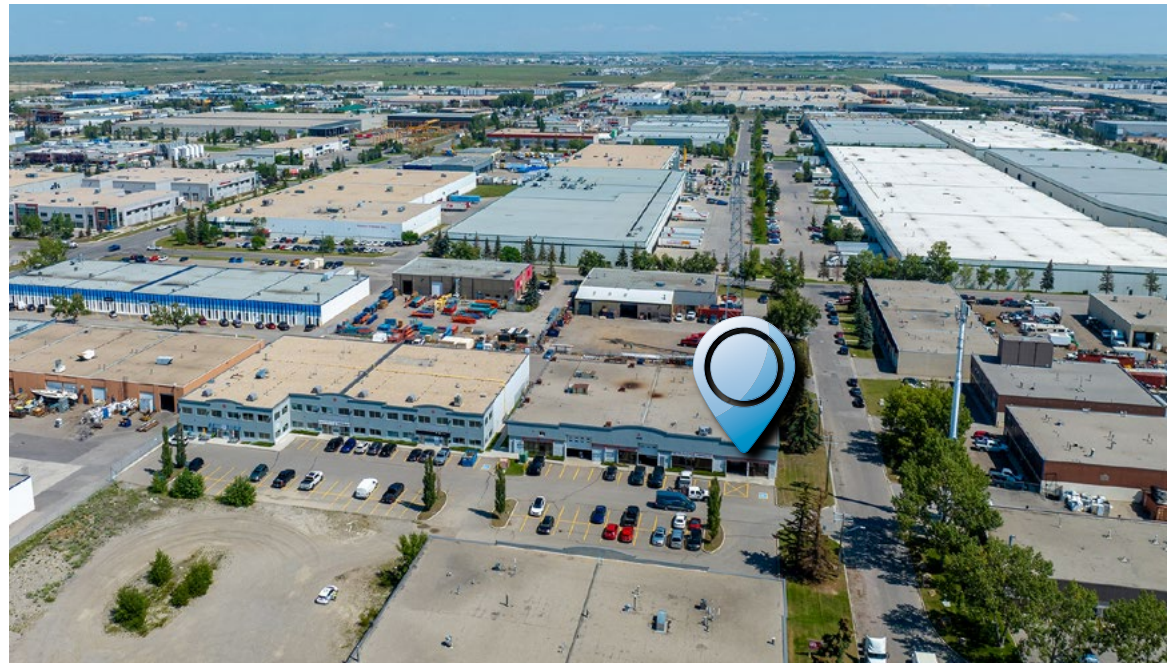
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Lease Rate: \$15.00/SF

OP Costs: \$7.09/Sq. Ft.

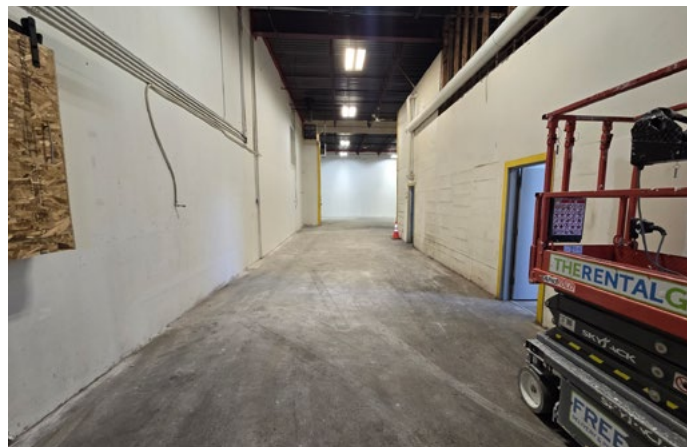
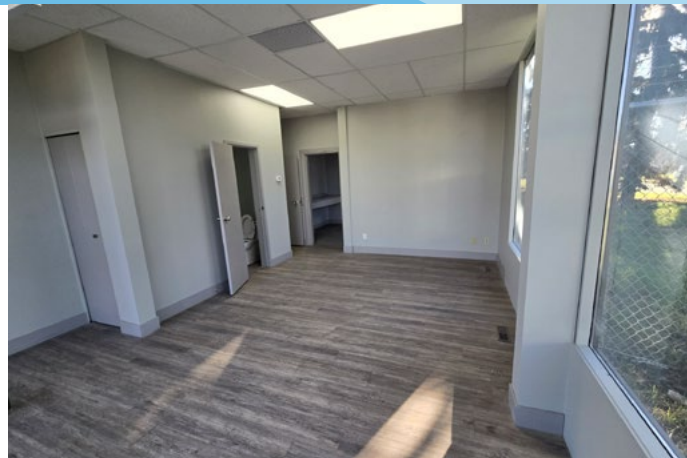
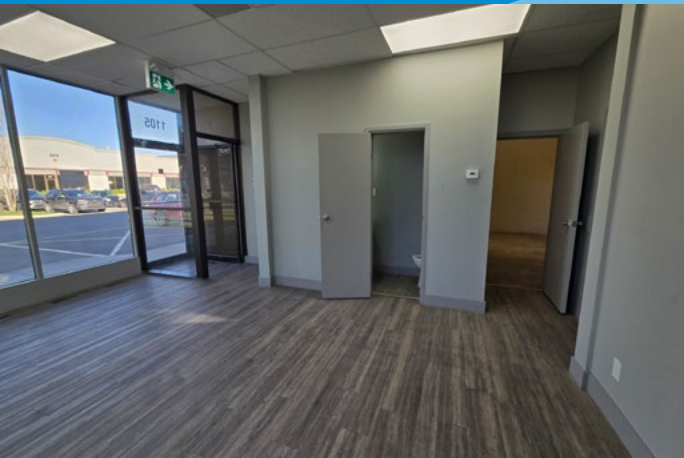
PROPERTY HIGHLIGHTS

- 200 amps 600 volt 3 phase power
- 722 SF Office buildout, 2350 SF Warehouse
- Compressed Air available
- In proximity to Glenmore Tr SE and Barlow SE
- Suitable for a broad range of industrial users
- 5 year term
- No Auto Please



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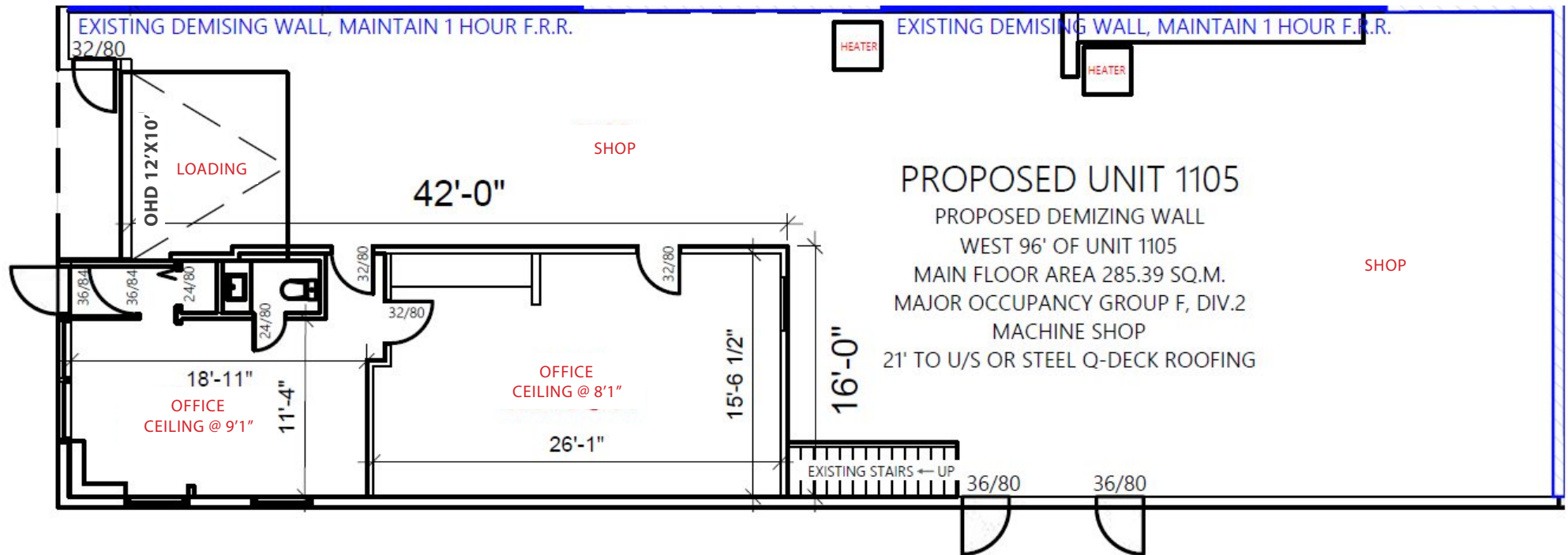
WAREHOUSE W/ SMALL OFFICE BUILDOUT



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WAREHOUSE W/ SMALL OFFICE BUILDOUT

FLOOR PLAN



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