

FOR SALE/LEASE

# BAY 14, 1420 40 AVENUE NE

Calgary, AB



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# CBRE

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Calgary, AB

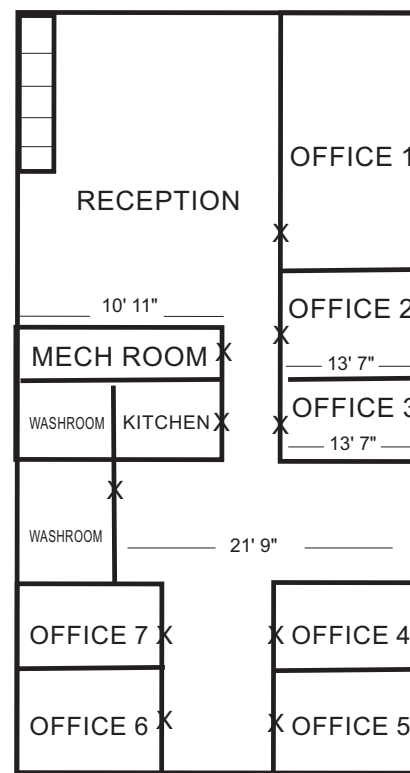
## PROPERTY DESCRIPTION:

<b>RENTABLE AREA:</b>	Office:	3,123 sq. ft.
	Warehouse:	1,877 sq. ft.
	Total:	5,000 sq. ft.
<b>LOADING:</b>	1 x Drive-in (12'x14')	
<b>CEILING HEIGHT:</b>	20'	
<b>POWER:</b>	225 amps	
<b>LEASE RATE:</b>	\$10.00 per sq. ft.	
<b>OPERATING COSTS:</b>	\$4.75 per sq. ft.	
<b>SALE PRICE:</b>	\$900,000.00	
<b>PROPERTY TAXES:</b>	\$9,369.10 (2017)	
<b>CONDO FEES:</b>	\$350.00	
<b>AVAILABILITY:</b>	30-60 Days' Notice	

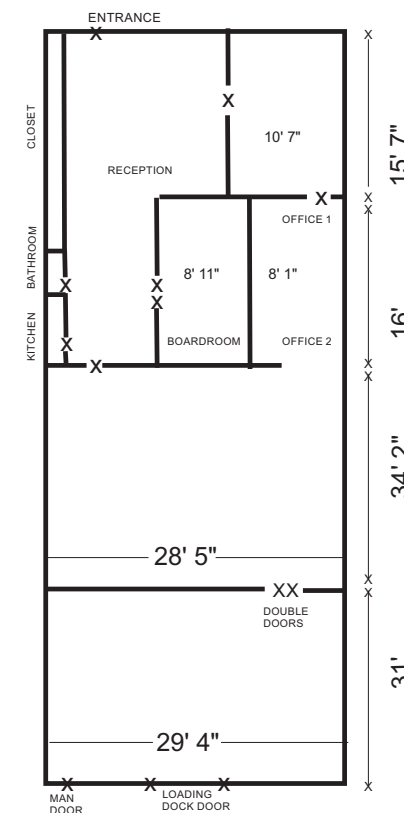
## PROPERTY HIGHLIGHTS:

- + Good access to McKnight Boulevard, Deerfoot Trail and Barlow Trail NE
- + Close proximity to the Calgary International Airport
- + Pre-leasing improvements to upstairs office have been completed
- + Warehouse has been kept in very good condition
- + Second level office can be leased separately

UPSTAIRS FLOOR PLAN



DOWNSTAIRS FLOOR PLAN





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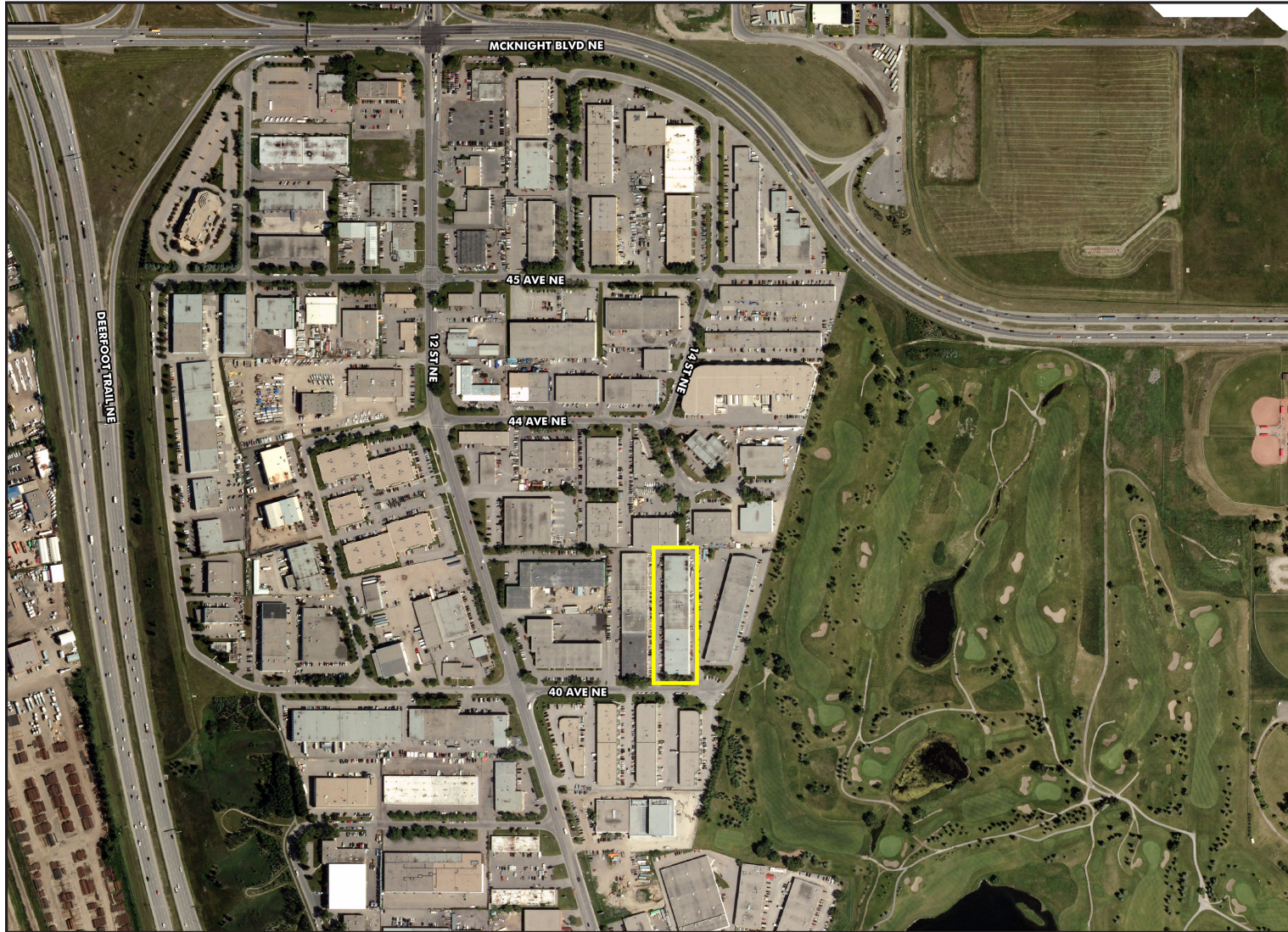
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