

3, 1415 28 Street NE



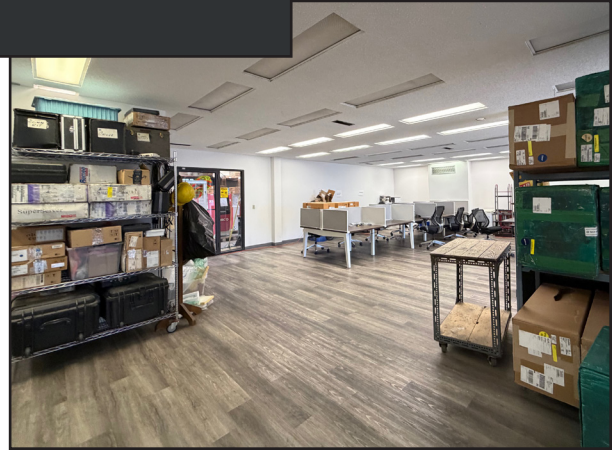
FOR LEASE

Property Features

- Total Size:** 17,947 sq.ft.
- Showroom:** 1,596 sq.ft.
- Warehouse:** 15,598 sq.ft.
- Mezzanine Storage:** 517 sq.ft.
- Second Floor Office:** 753 sq.ft.
- Yard:** 2 Acres (approximately) - fenced and paved
- Loading:** 1 Dock Loading Door
1 Drive-In Door
- Power:** TBV
- Ceiling:** 19' under truss
- Zoning:** I-G
- Parking:** 15 Assigned Stalls

- Asking Rate:** Market
- Op Costs:** \$9.00/sq.ft.

- Location:** Meridian - Easy access to major routes such as:
Trans Canada Highway, Barlow Trail, 36 St NE,
Deerfoot Trail, Memorial Drive



CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6
403-291-0425 www.cmsrealestateltd.com

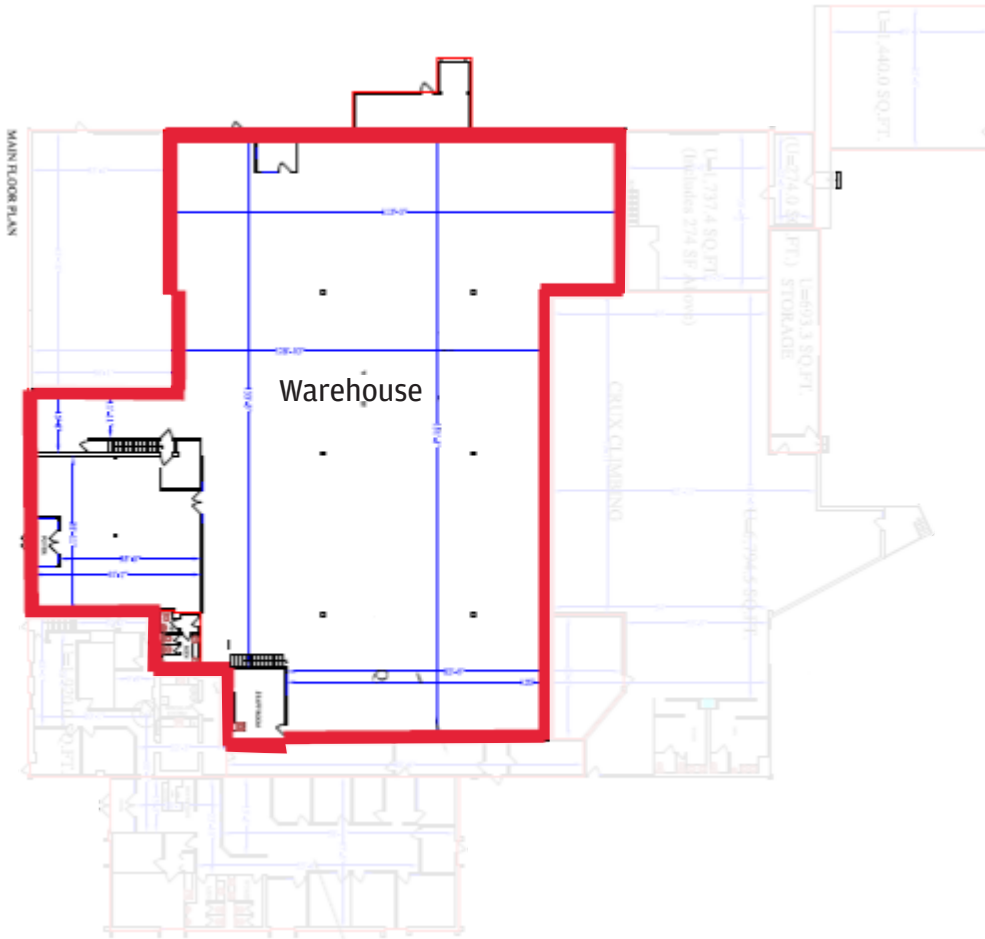
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Gerry Macdonald Jr. - Associate Broker
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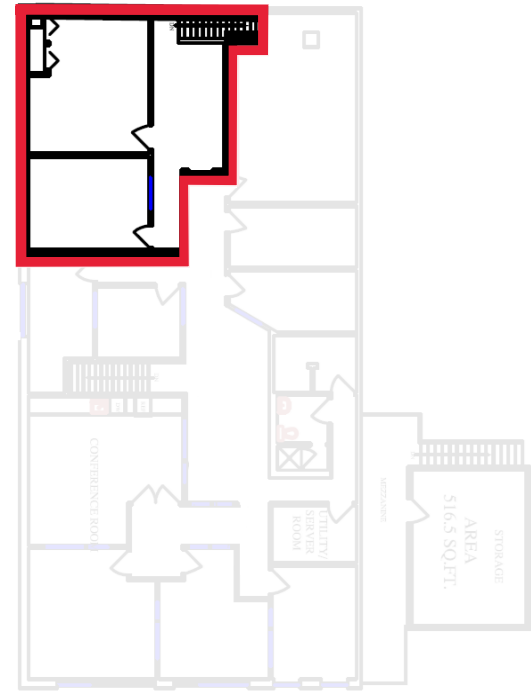
Jessica Macdonald - Associate
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Main Floor Plan



Second Floor Plan



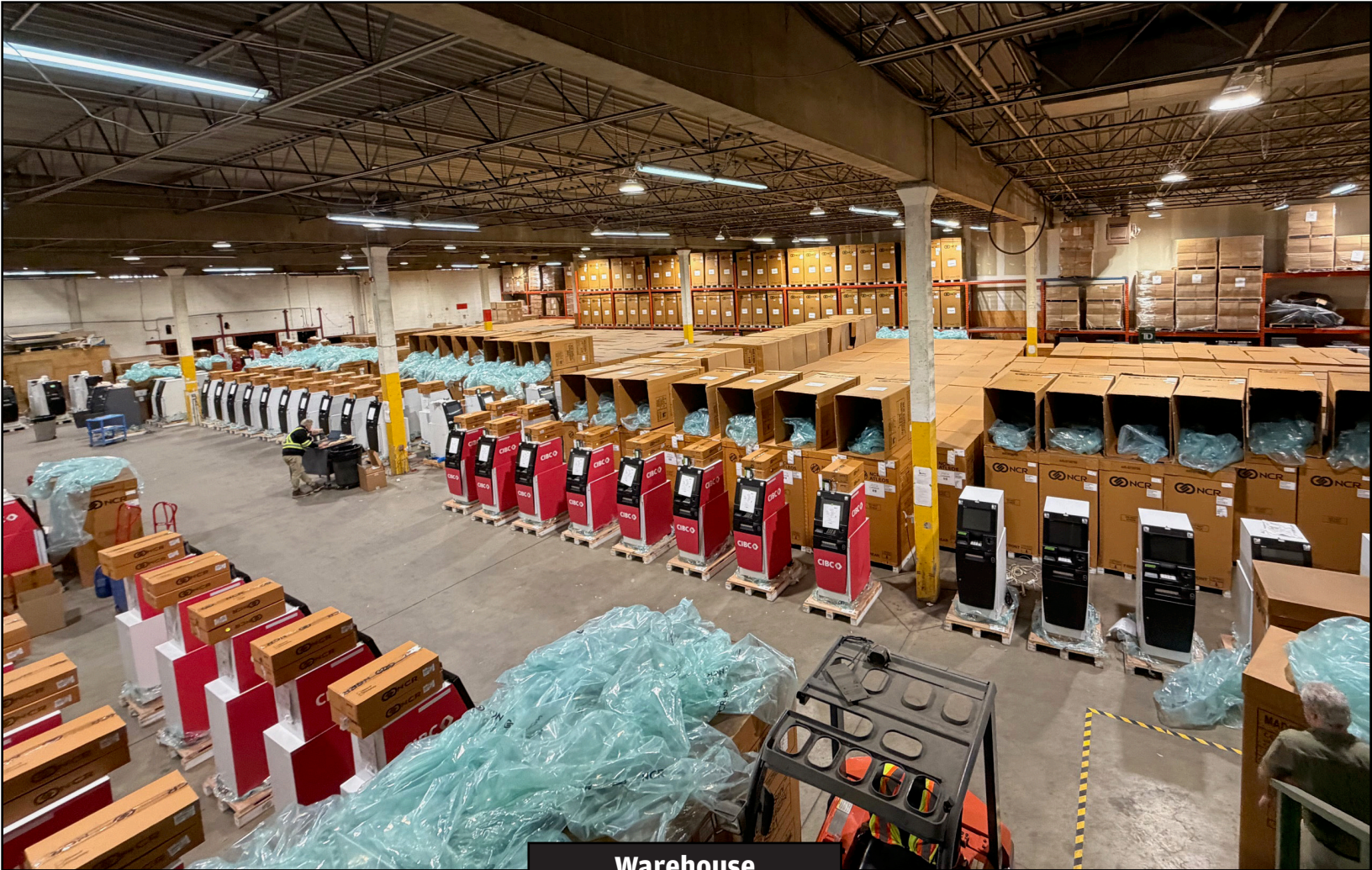
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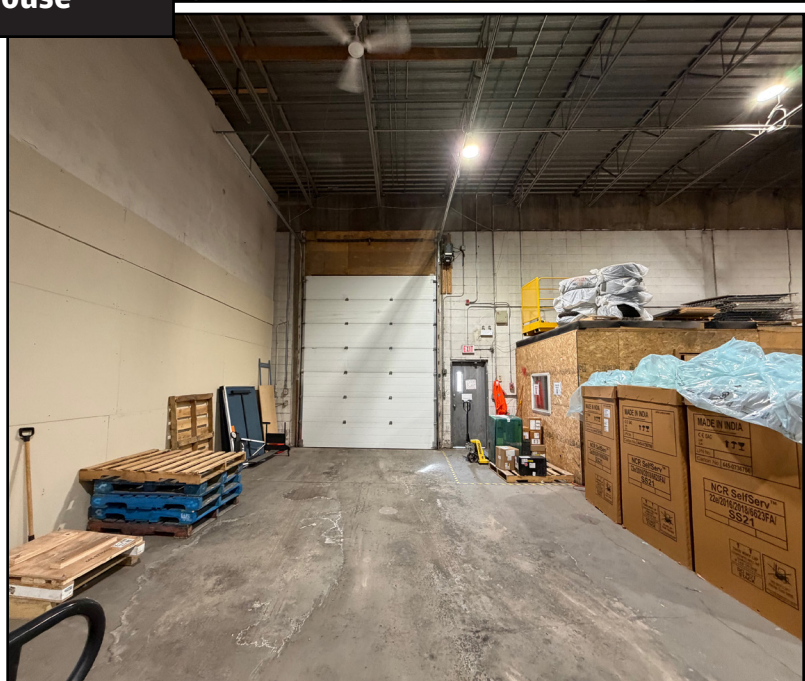
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Warehouse



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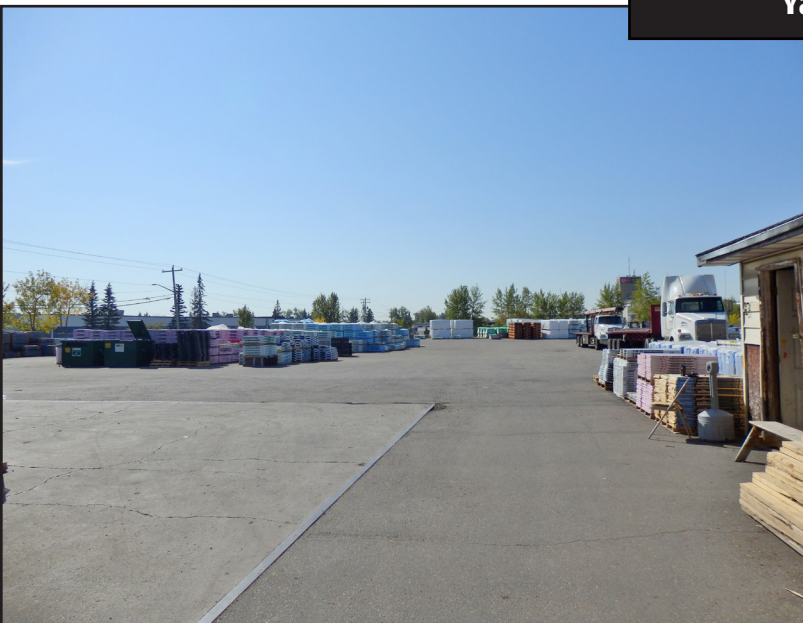
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Yard



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