

FOR LEASE



4803 32nd Street SE
CALGARY, AB

LUCAS PORTWOOD

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PROPERTY SUMMARY

HIGHLIGHTS

5,580 square foot drive-thru freestanding service building on 0.47 acres with secure yard area. Centrally located property in the Golden Triangle industrial market with excellent access to Deerfoot Trail, Peigan Trail and Barlow Trail.

Address	4803 32nd Street SE
Location	Golden Triangle
Asking Basic Rent	\$14.00/sf/annum
Property Taxes	\$35,098/annum (2023)
Total SF	5,587
Office SF	1,160 SF over two levels
Yard Area	16,747 SF
Loading Doors	Drive-thru: 1 drive-in - 14' x 17.5' 1 drive-in - 14' x 12'
Crane	1 - 2 ton 13.5' to underside of hook
Drainage	Trench with sump
Heating	Radiant
Zoning	I-G
Available	June 1st, 2024



