



SMI Commercial • Industrial Division

Calgary SMI Commercial
Real Estate Limited
#1636, 246 Stewart Green SW
Calgary, Alberta, T2P 2T3

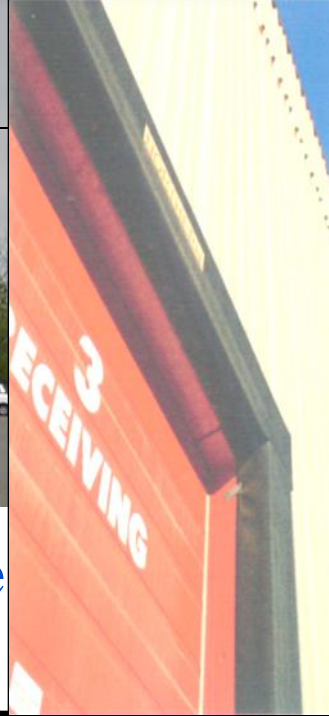
www.smicommercial.com

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Commercial Industrial Bay For Sale 3670 – 63rd Avenue N.E.; Bay 124



2,038 sq.ft.

➤ 12'w X 14'h
OH Drive-in door

➤ Former cabinet
woodwork shop
includes

Exhaust/**Make-up air**
system (CFM to be
confirmed)

➤ 100 Amp
(to be confirmed)

➤ **I-B Industrial
Business zoning**

➤ Newer construction

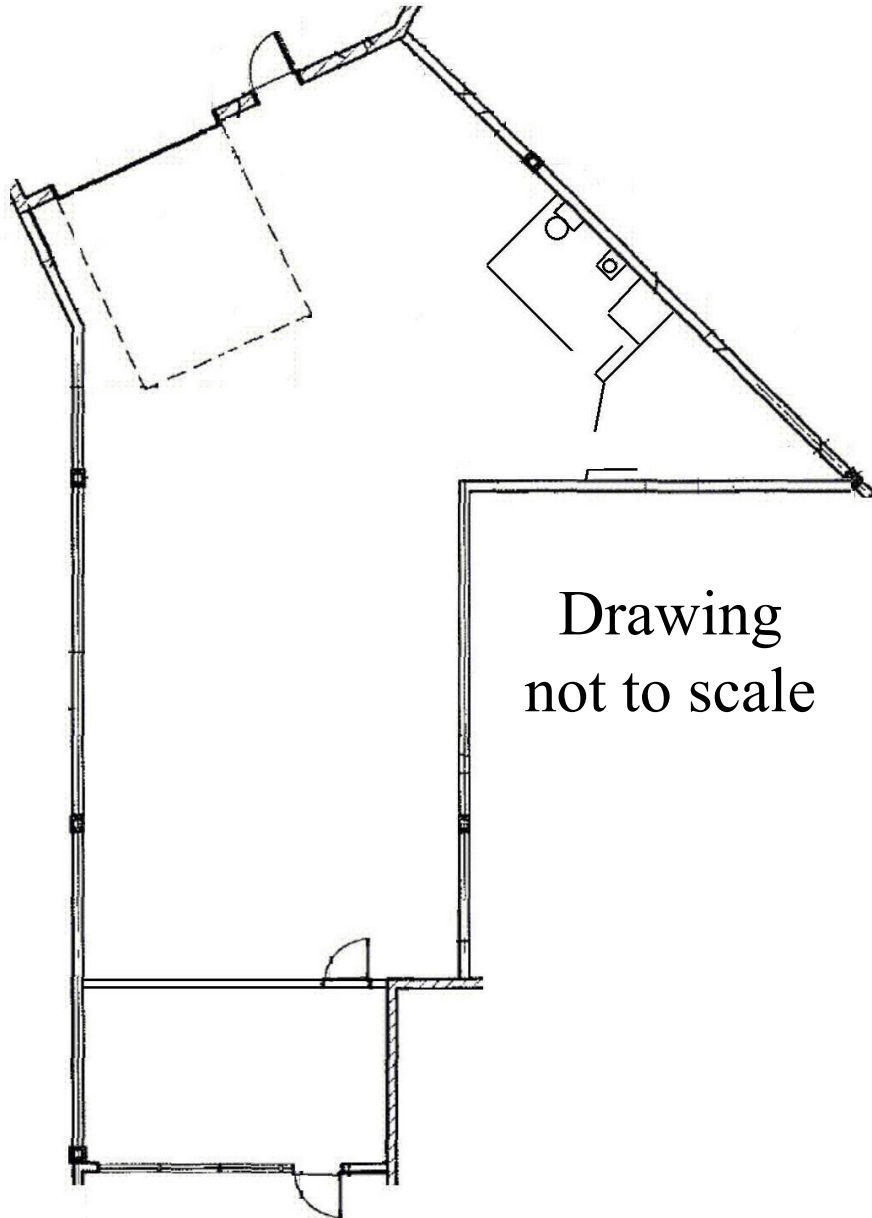
➤ Minutes walk to
Westwinds C-Train
Station

➤ Minutes drive to
Calgary International
Airport as well as
Metis, McKnight,
Deerfoot & Stoney
Trails

Prop. Tax: \$11,117.05 / yr.

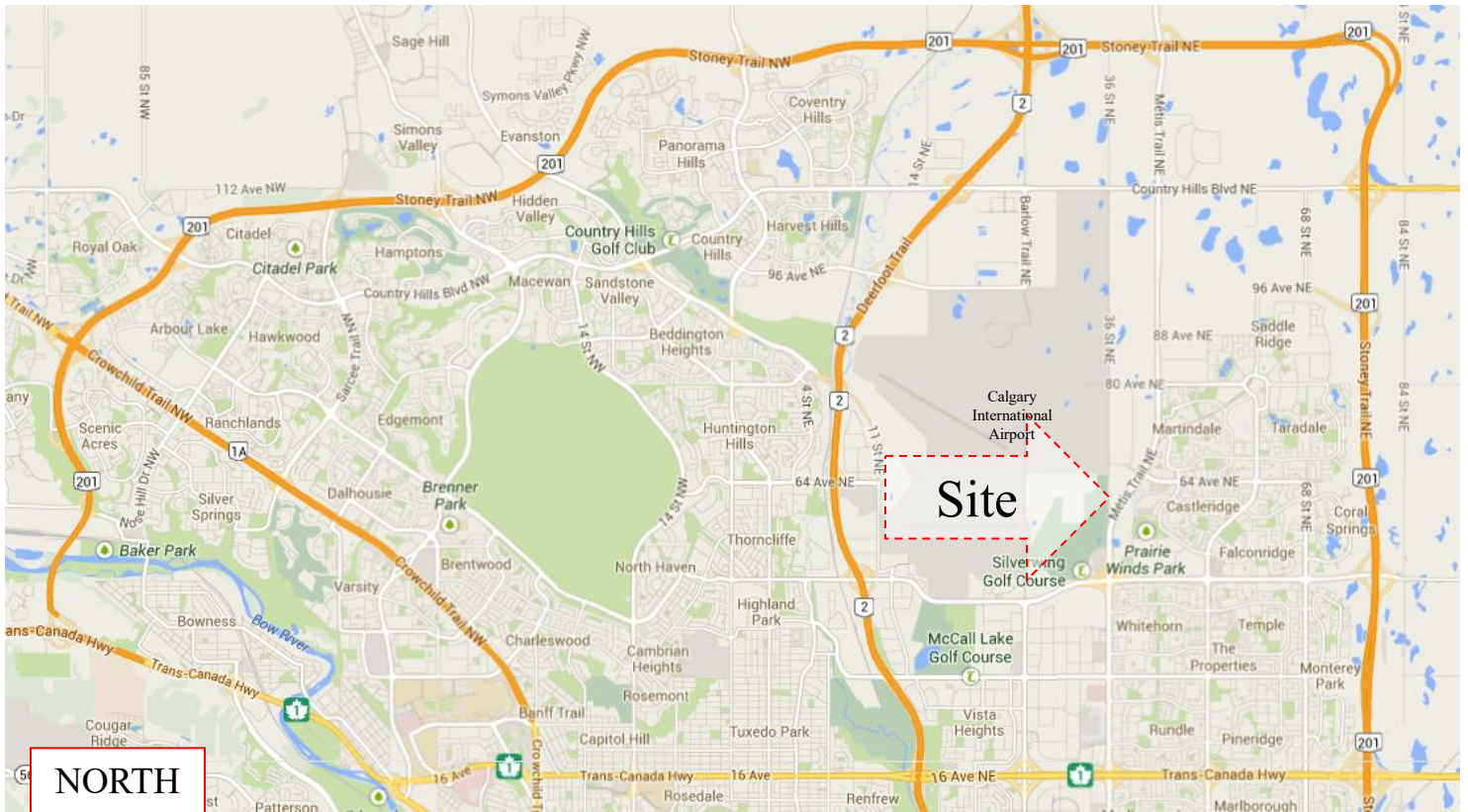
Condo Fees: \$821.47 / mo.

\$699,000



HIGH-QUALITY INDUSTRIAL SALE

Bay 124, 3670 – 63rd Avenue N.E.



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