



FOR LEASE

CLEAN PROFESSIONAL I-C OFFICE WAREHOUSE - Inner City with Fenced Yard

FRESH NEW EXTERIOR LOOK - Painting scheduled for Aug/Sept 2024
1258 - 73 Avenue SE Calgary, AB T2H 2S6 - Riverview Industrial

- Area: 6512 square feet +/-
- Net Rental Rate: Year 1: \$9.85 psf
Years 2-5: \$13.00 psf
- Operating Costs and Property Taxes (2024 Budget): \$5.33 psf
- Ceiling Height: 18'5"
- Power: 200 amps.
- Rear Paved Yard/Loading: YES
- Two Compartment Floor Sump: Yes
- Loading: Two (2) Drive-In - 14' x 14' - both doors equipped with auto openers!
- Customer Parking: 7 reserved stalls in front PLUS another 8 stalls in the rear
- Available: October 1, 2024
- Mezzanine storage area at NO CHARGE



Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

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Executive Summary



OFFERING SUMMARY

Available SF: 6,512 SF

Lease Rate Year 1: \$9.85 SF/yr (NET)

Year2-5: \$13.00 SF/yr (NET)

Operating Costs \$5.33 psf

And Property Taxes: (2024 Budget)

NET FREE RENT: NO net rent on 2nd level office for the 1st **SIX** months of the term

PROPERTY OVERVIEW

I-C (Industrial Commercial) zoning
Desirable Riverview location and quick access to Heritage Drive and Deerfoot Trail
Yard area/loading paved and secured. Clean, professional offices on two levels
Flexibility for separate 2nd level tenant if so desired
Excellent clean unit, Building is well maintained with good street presence

PROPERTY HIGHLIGHTS

- Ceiling Height: 18'5"
- Power: 200 amps.
- Rear Paved Yard/Loading: YES
- Two Compartment Floor Sump: Yes
- Loading: Two (2) Drive-In - 14' x 14' - both doors equipped with auto openers!
- Front window security film
- In-floor heat



Dan Shute

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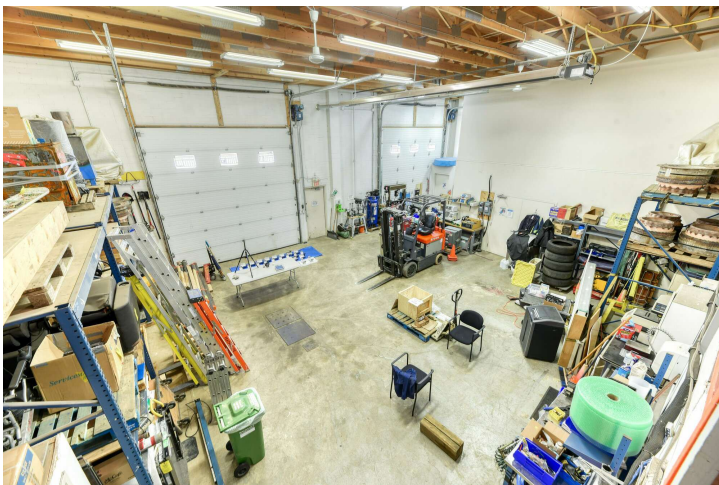
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General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties subject to change and/or withdrawal without notice).

Additional Photos



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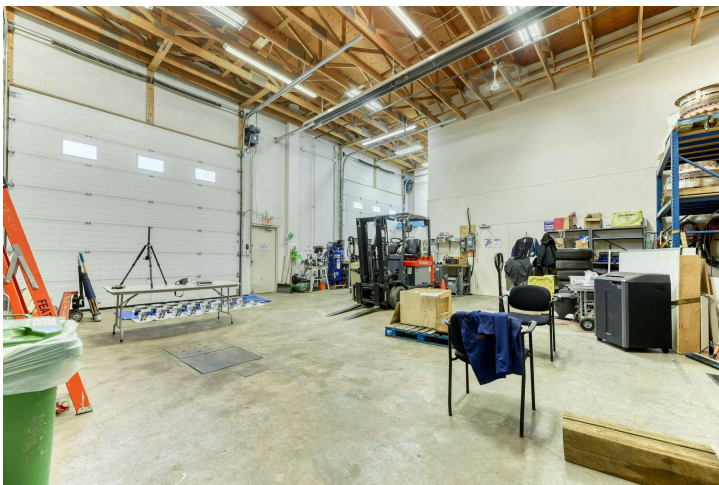
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Additional Photos



Main Floor Floor Plans

1258 73 Ave SE, Calgary, AB

Main Floor Exterior Area 4363.20 sq ft
Interior Area 4109.60 sq ft



PREPARED: 2024/04/09



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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2nd Floor Floor Plans

1258 73 Ave SE, Calgary, AB

2nd Floor Exterior Area 2952.77 sq ft
Interior Area 2697.59 sq ft
Excluded Area 1464.89 sq ft



PREPARED: 2024/04/09



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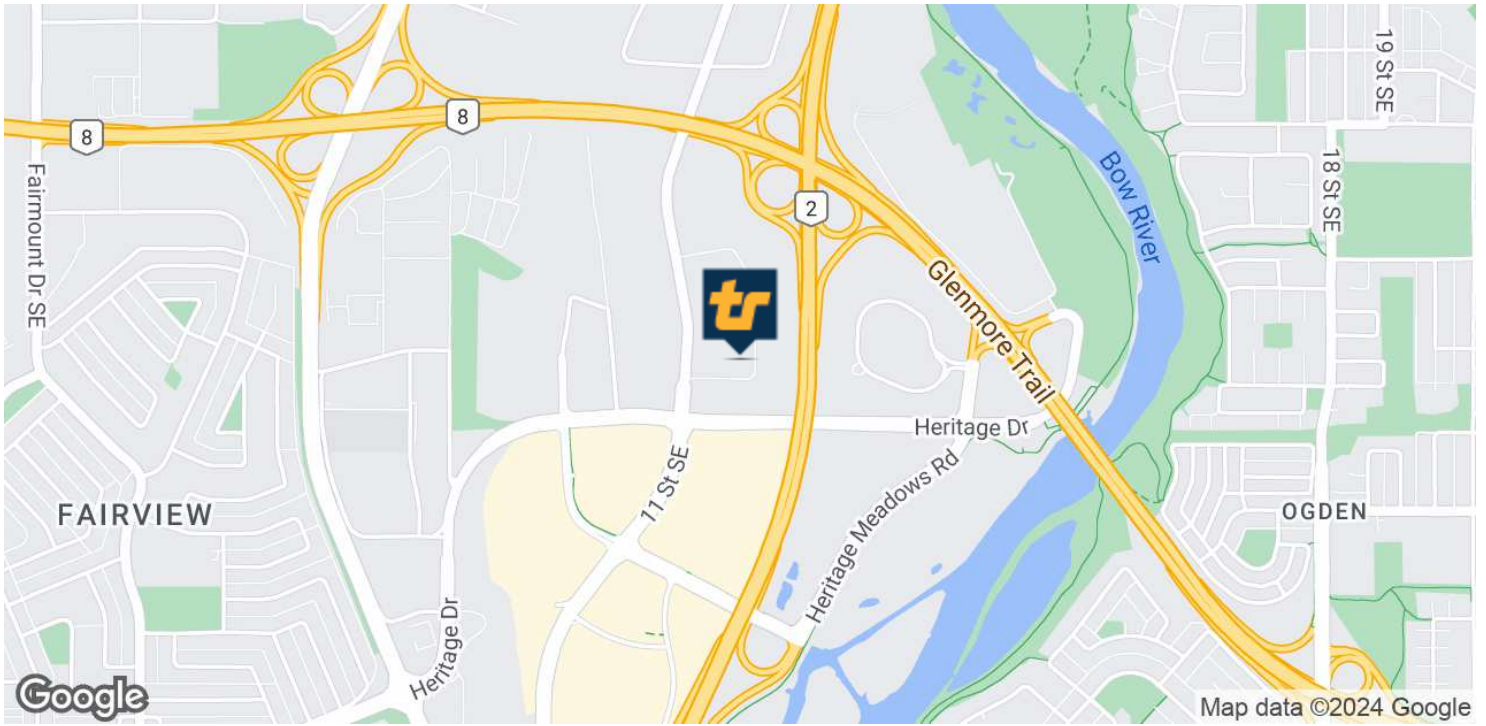
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Location Map



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