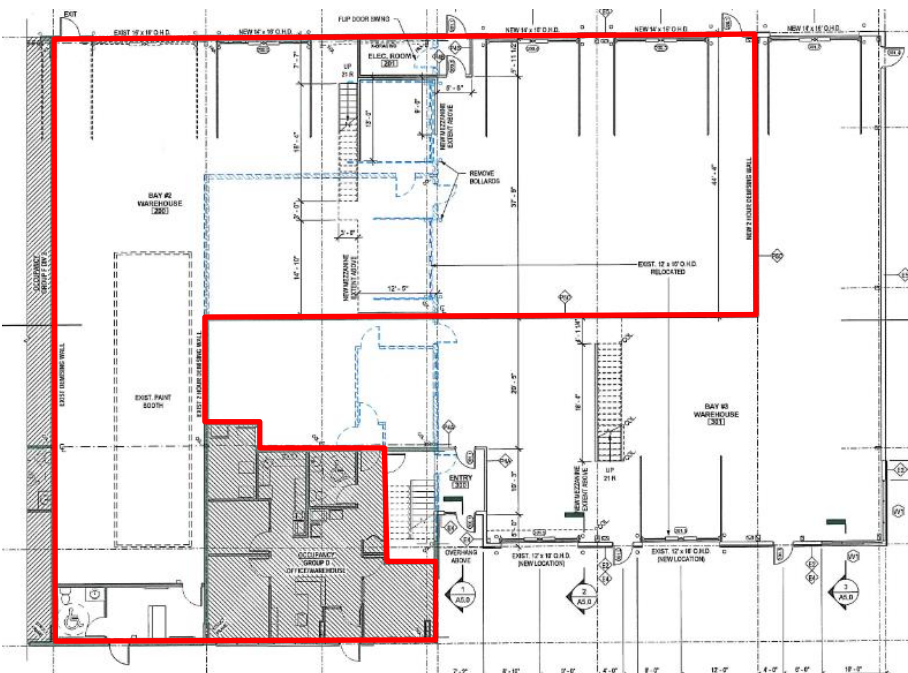
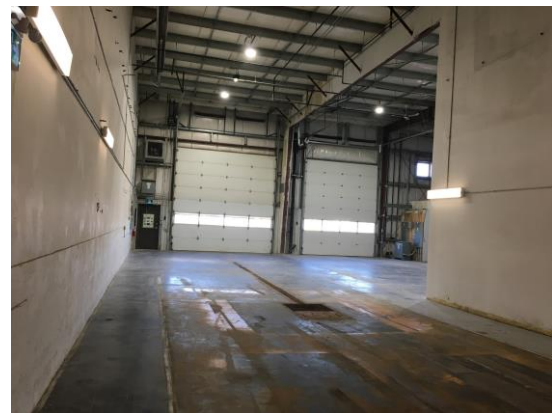
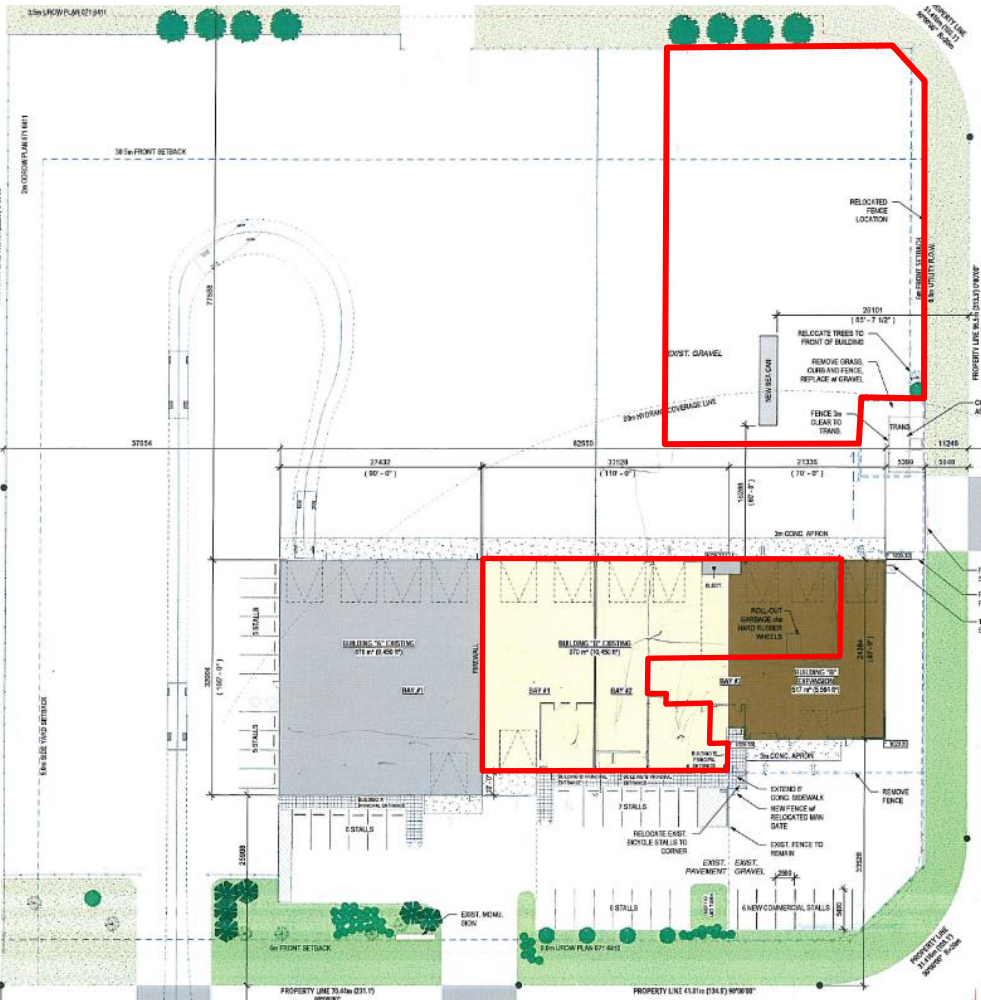


LEASE

8,600 s.f.

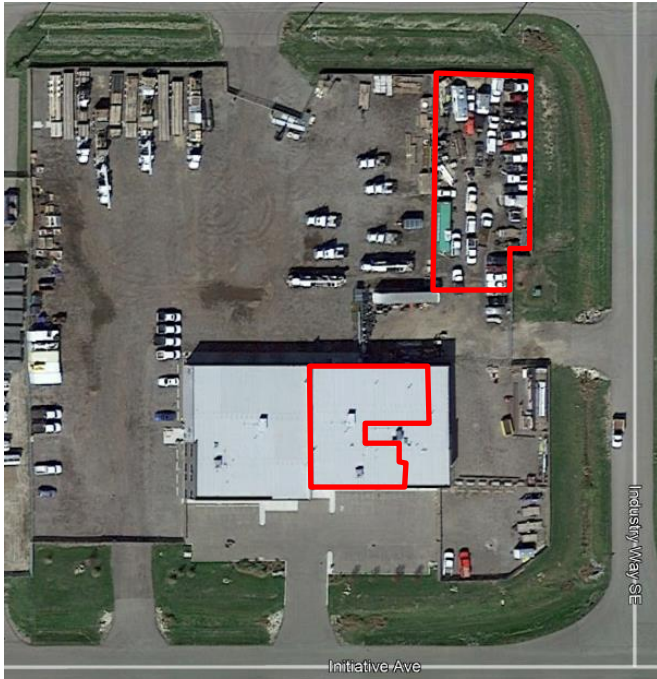
Vehicle Service Shop



LEASE

8,600 s.f.

Vehicle Service Shop



Address:	294 Initiative Avenue SE
Size:	Office: 1,833 s.f. +/- Mezzanine: 500 s.f. +/- (no charge) Warehouse: 6,767 s.f. +/- Total: 8,600 s.f.
Yard:	.31 acres +/-
Zoning:	DC 56
Ceiling Height:	24' clear
Power:	250 amp 347/600 volt, 400 amp 120/208 volt
Sump:	Yes
Loading:	1 Drive in 16' x 16' 3 Drive in 14' x 16'
Makeup Air:	1 - 4,500 and 1 - 4,000 cfm
Comments:	<ul style="list-style-type: none">• LED lighting• Exterior access dispatch office.• Additional office space available• Available immediately
Asking Rate:	\$14.00 with escalations p.s.f. per annum
Operating Costs (2019):	\$4.56 p.s.f
Utilities:	Tenants account



The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy; however Roman Real Estate (2009) Ltd. and its Agents are unable to guarantee it. All quoted prices exclude the GST. All properties subject to change and/or withdrawal without notice.

LEASE

8,600 s.f.

Vehicle Service Shop



Service Shop with office and Yard

294 Initiative Avenue SE, Calgary

- High quality office improvements
- Rear fenced exclusive energized yard area
- Drive in loading
- Shepard Industrial location

For more information contact:

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