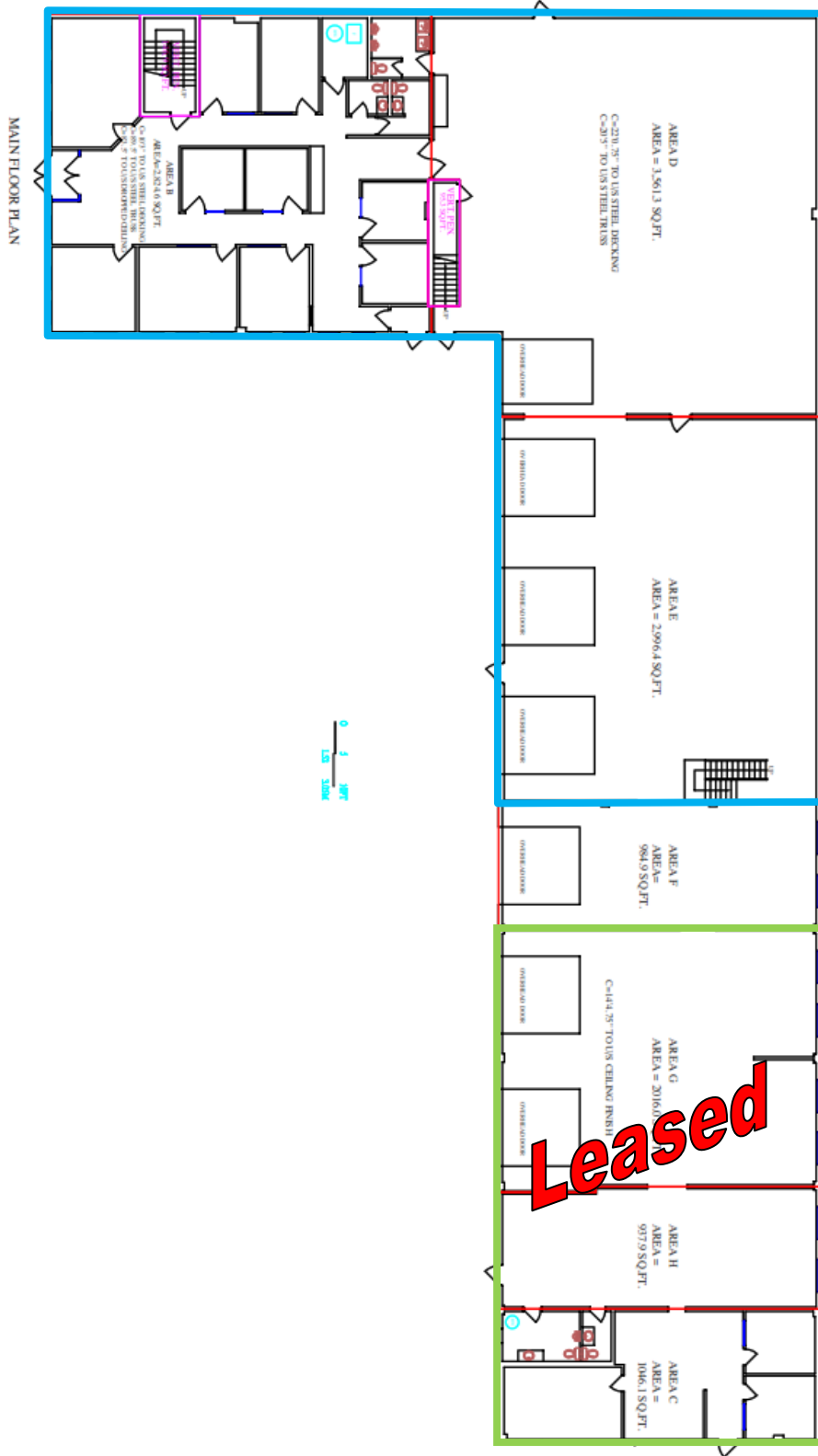


# LEASE

4,000sf to 14,475sf with yard

Calgary, Alberta



# LEASE

4,000sf to 14,475sf with yard

## Calgary, Alberta



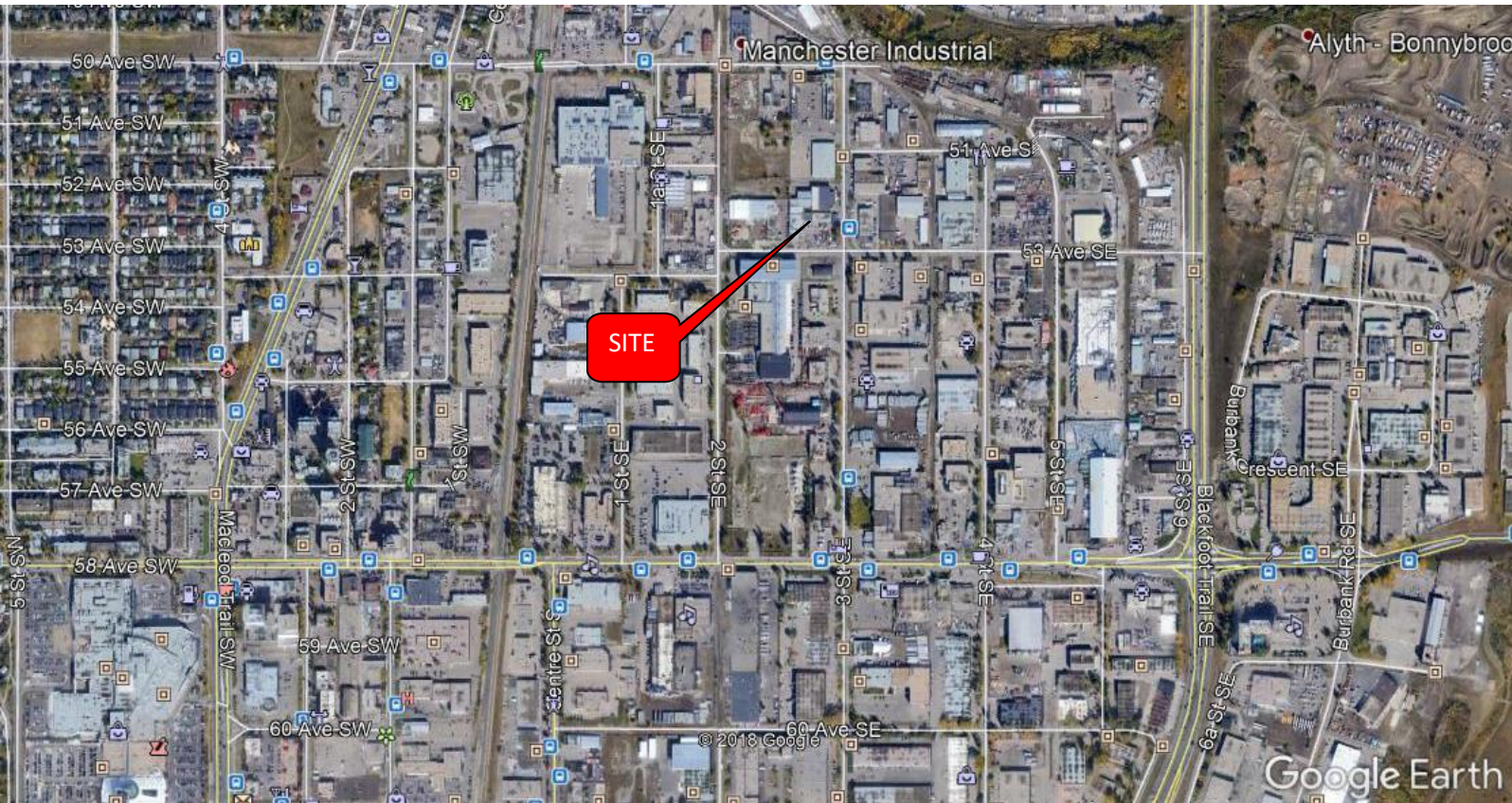
Address: 334 - 53<sup>rd</sup> Avenue SE

Size:		<b>OPTION A</b>	<b>OPTION B</b>
	Office	2,789 sf	2,789 sf
	Shop	6,557 sf	6,557 sf
Total	9,346sf	9,346sf	9,346sf

**Leased**

Site Size: 1.04 acres  
Zoning: I-G  
Ceiling Height: TBV  
Loading Doors: 3 - 10' x 14'  
4 - 12' x 14'  
Power: 600 amps 120/208 volts TBC  
Heating: Forced air

Asking Lease: Market  
Term: 3 - 5 years  
Operating Costs: \$5.22 p.s.f estimated 2019  
Utilities: Proportionate share  
Available: Call for details



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

4,000sf to 14,475sf with yard

Calgary, Alberta



## Inner City Industrial Building with Yard

334 – 53 Avenue SE, Calgary, Alberta

- Building scheduled for renovation
- Variable size configurations available
- Ample drive in doors
- Central SE location with access to Blackfoot and MacLeod Trail

For more information contact:

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Real Estate