

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:

Dan Luijkx

Associate

403-452-9586

dluijkx@romanre.com

Dean(Dino) Truant

Broker

403-452-9536

dtruant@romanre.com

Steve Toye

Associate

403-452-4628

stoye@romanre.com

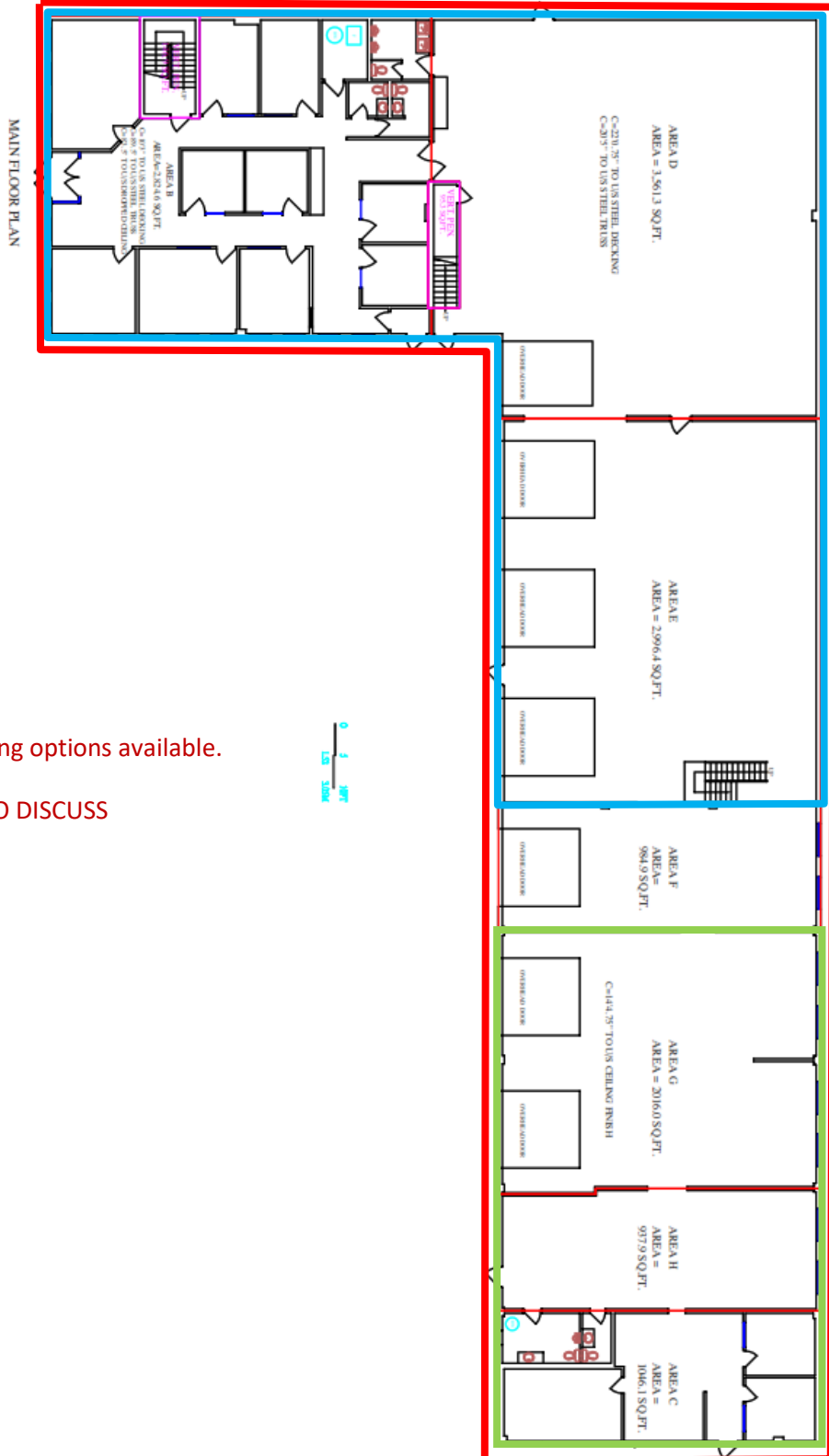


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Additional demising options available.

CALL TO DISCUSS

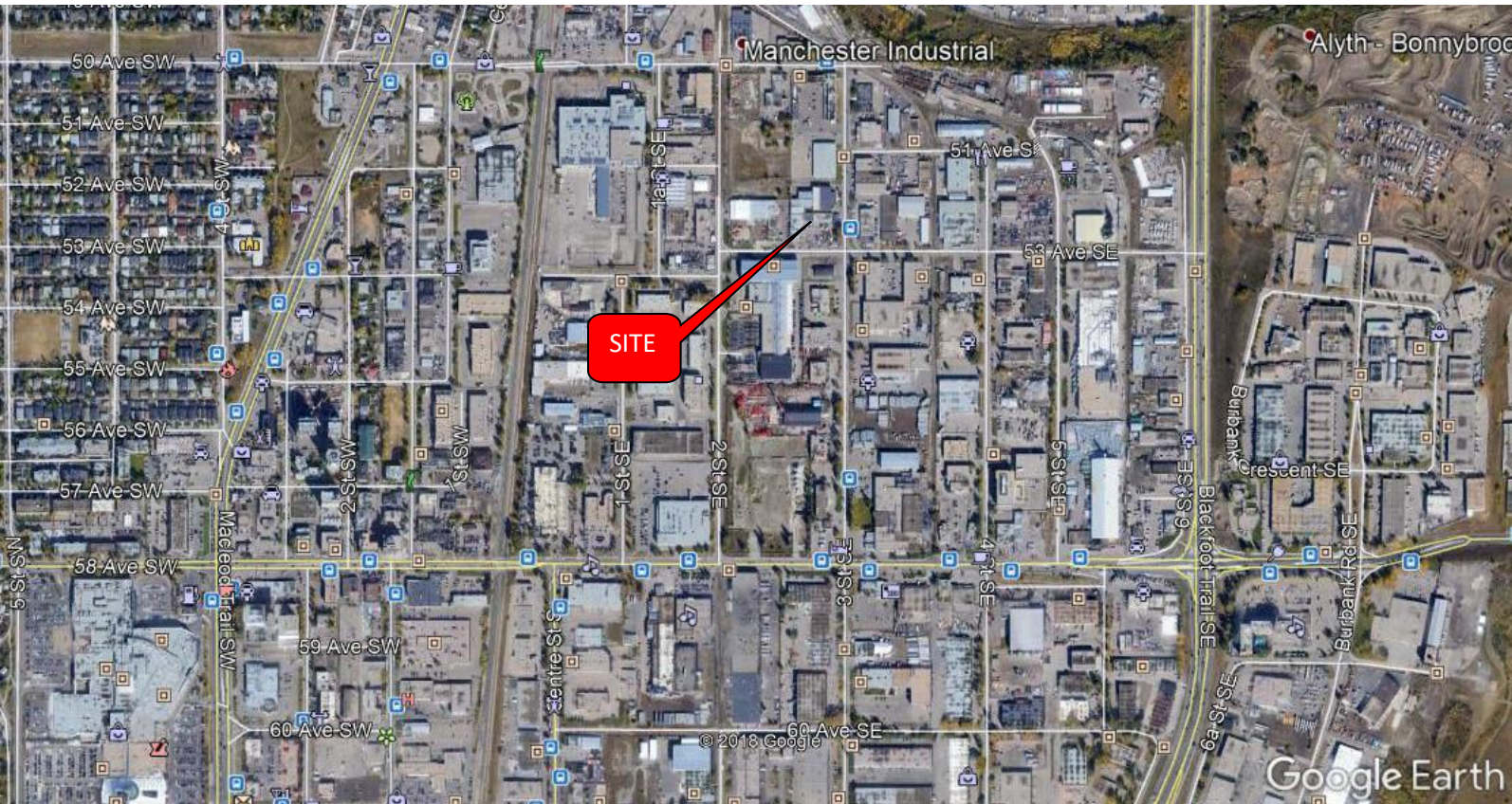
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Address:	334 - 53 rd Avenue SE			
Size:		OPTION A	OPTION B	OPTION C
	Office	2,789 sf	1,046 sf	3,831 sf
	Shop	<u>6,557 sf</u>	<u>2,953 sf</u>	<u>10,494 sf</u>
	Total	9,346sf	3,999 sf	14,325 sf
Site Size:	1.04 acres			
Zoning:	I-G			
Ceiling Height:	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:	\$4.80 p.s.f estimated 2018			
Utilities:	Proportionate share			
Available:	Call for details			



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