

# LEASE

## Shop w/Yard

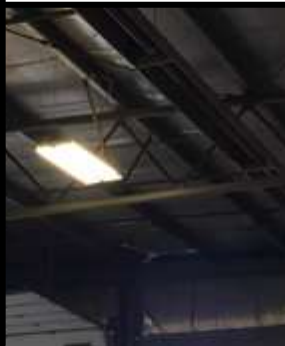
Various  
Options

### Site Details

	<u>Shop</u>	<u>Office</u>	<u>Yard</u>	<u>Rent</u>	<u>Operating Costs</u>
<b>Option 1</b>	4,300 s.f. rentable	1,200 s.f	23,000 s.f. of rear yard	\$6,875.00/mon	Operating Costs + Utilities
<b>Option 2</b>	X	1,500 s.f. undeveloped heated mezzanine	X	\$500.00/mon	Utilities
<b>Option 3</b>	X	1,500 s.f. developed offices	X	\$1,500.00/mon	Utilities

\* Operating Costs: \$2.80/p.s.f./year based on main floor s.f.

Power:	200 Amp 120/208 V	<b>Comments:</b>
Heating:	A/C in offices, infrared tube heater in shop	<ul style="list-style-type: none"> <li>• Floor drains in shop – 1,000 gallon cistern</li> </ul>
Doors:	Manual drive-in	<ul style="list-style-type: none"> <li>• Septic Pumpout - 2,500 gallons</li> </ul>
Ceiling:	19'8" clear height	<ul style="list-style-type: none"> <li>• Water (shared from well)</li> <li>• Tenant responsible for high water capacity for washing</li> </ul>





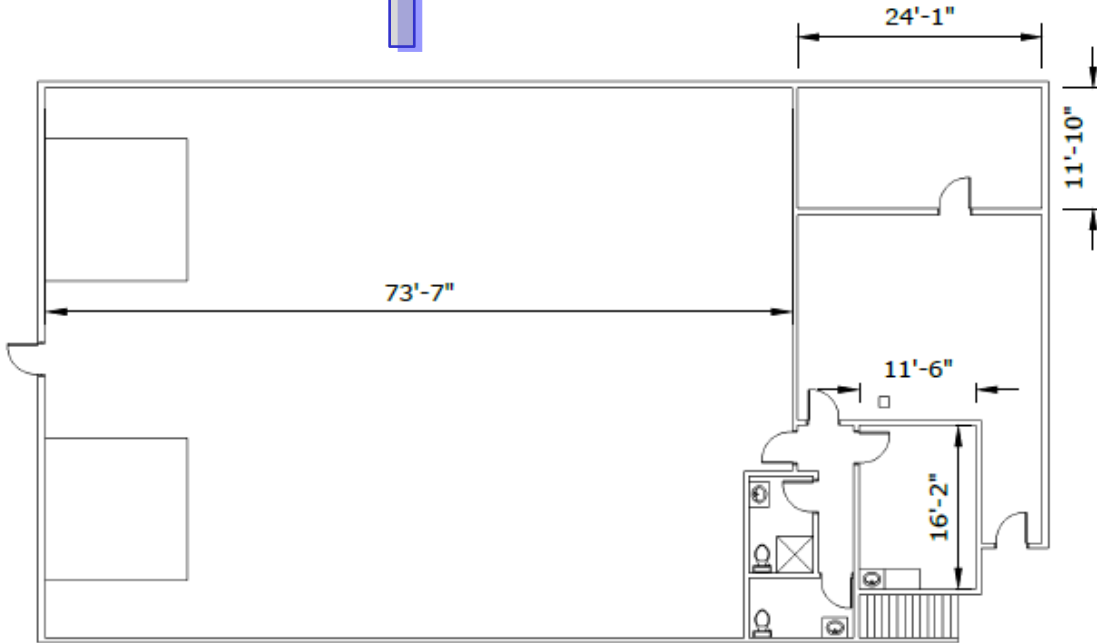
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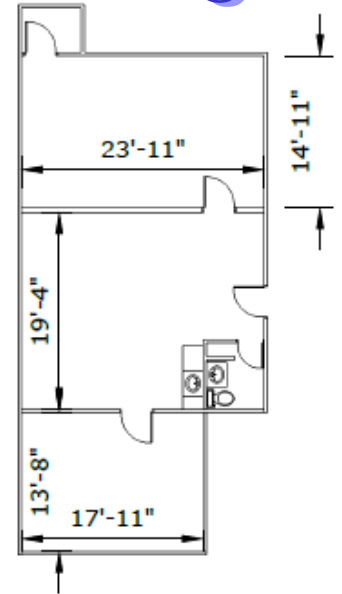
## Floor Plan

1

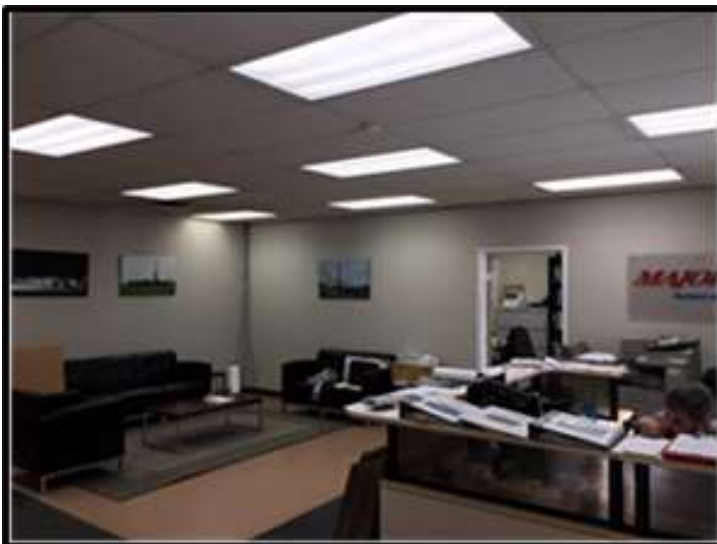


Main floor

3



Second floor office





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## Various Options w/Yard

6015 – 84 Street SE, Calgary, Alberta

- Easy access to Stoney Trail
- Flexible premises and yard configurations available
- Drive-in bays
- Available September 1, 2018

For more information contact:

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