

# LEASE

Shepard Business Park

## S.E. Calgary



## Ideal Office / Yard Configuration

9550 Enterprise Way SE, Calgary, Alberta

- Great access to Glenmore and Stoney Trail
- Yard 2.0 (+/-) acres
- Heavy compacted, fenced yard
- Office 1,728 s.f.

For more information contact:

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**ROMAN**  
Real Estate Services

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Address:	9550 Enterprise Way S.E.		
	<u>Office</u>	<u>Yard</u>	
Size:	1,728 sf (24' x 72')	2.0 (+/-) acres	
Lease Rate:	1 Yr. \$2,000/mth	\$3,500/mth/acre	
	2-3 Yr. \$2,250/mth	\$3,750/mth/acre	
Operating Costs:	Utilities	Shared power	
*Tenant Responsibility:	*tenant responsible for own snow removal		
Power:	120/208 volt, 3 phase		
Yard	Compacted, fully fenced		
Available:	Immediately		



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.