

For Lease

\$14 PSF

4124 8th Street SE Calgary, AB
14,897 square feet on 0.87 acres
Heavy Power and Secured Yard



Tom Punt

(403) 809-4003 tpunt@romanre.com



ROMAN
Real Estate

The Property

Address

4124 8 Street SE Calgary AB

Size

Office: 2,821 SF

Shop: 12,076 SF

Total: 14,897 SF

Land

0.53 Acres

Year Built

1963

Loading

1 - 14' x 10' drive-in doors

1 - 12' x 14' drive-in doors

2 - 10' x 10' drive-in doors

Dock platform

Power

600 Amps, 600 Volts and 4 phase

Zoning

I-G (Industrial General)

Notes:

2025 Property Taxes **\$23,641.79**

Hotsy included in shop

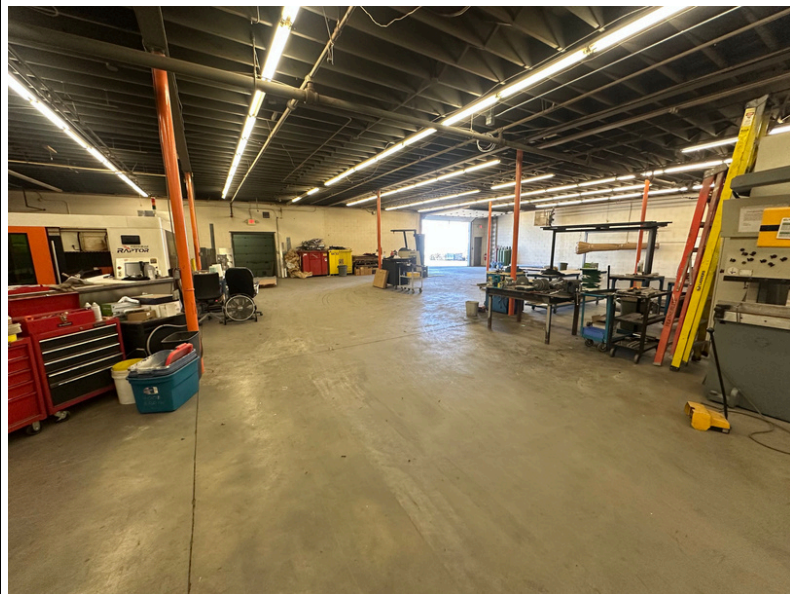
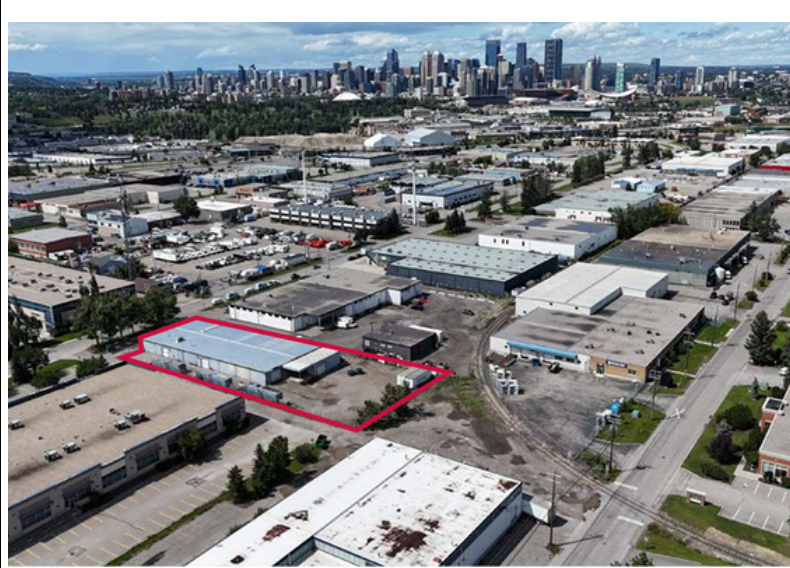
Sump in shop

Sprinklered in shop

3 access points with gravel yard

12' clear ceilings height

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



Call the Listing Agent

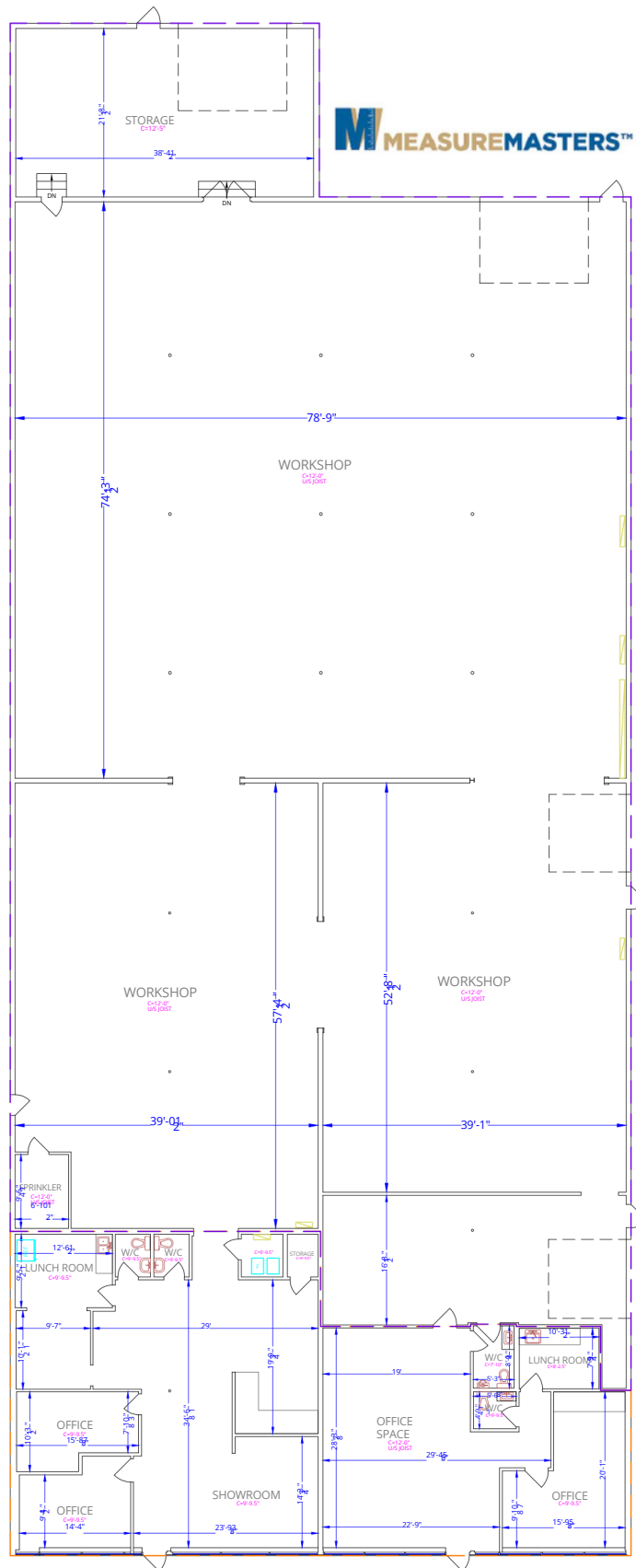
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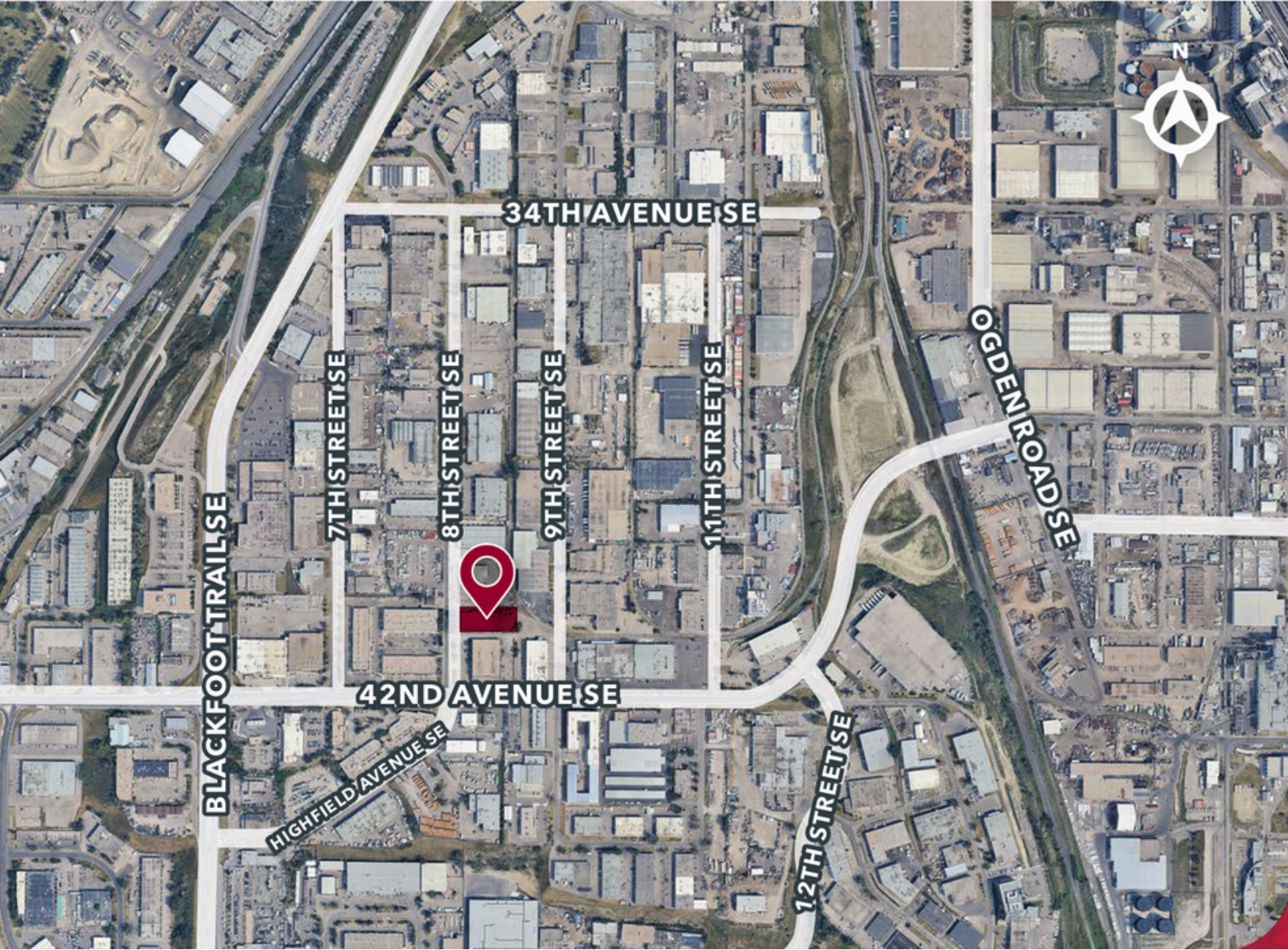


MAIN FLOOR PLAN
AREA=14,897.1 SQ.FT.
OFFICE = 2,821.4 SQ.FT.
WAREHOUSE = 12,075.7 SQ.FT.

Call the Listing Agent Tom Punt
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