



GRASSROOTS
REALTY GROUP

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**D, 8240 31 Street SE
Calgary, Alberta**

MLS # A2250031



\$13 per sq.ft.

Division: Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,888 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Opportunity to lease an industrial zoned commercial bay (I-G) with easy access just off Macleod Trail SE. Unit is 3,888 SF with front reception area, 3 offices on the main floor, 2 piece bathroom and shower and sink in the rear bay area. Second floor consists of 2 more offices and kitchen/staff room. Rear bay area is open area with no columns or beams with high ceilings which allows for businesses that require "racking". There are 2 rear gas heaters and a sump already in place. Four (4) designated parking stalls in front of the unit for Patron's use. The Plaza has 2 wide access points with a wide back lane for deliveries of inventory. For this unit, available to rent is a 36 foot by 135 foot rear fenced off compound (4,850 SF) directly behind the bay and is asking \$500/month. Landlord requests that the potential tenant leases space on the Pylon Signage that is visible from Glenmore Trail for \$150.00/month. Perfect for the midsize company looking to move up. Landlord incentive is negotiable. Possession is for November 1st. Call your favorite Realtor to view today!