

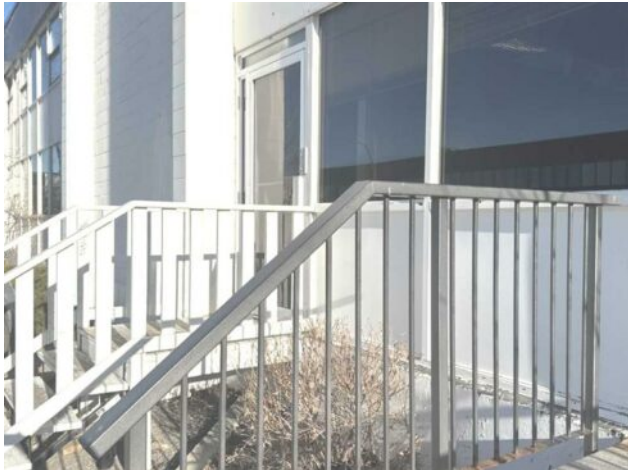


GRASSROOTS
REALTY GROUP

1-833-477-6687
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103, 2008 48 Street SE
Calgary, Alberta

MLS # A2186926



\$13 per sq.ft.

Division:	Forest Lawn Industrial
Type:	Industrial
Bus. Type:	Auto Service,Cannabis,Child Care,Church,Construction/Contractor,Deli/Cater
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	21,862 sq.ft.
Zoning:	DC

Heating:	Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	2.00 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	None		

The landlord offers a GROSS rent of \$13.5/sf which includes operating costs. The premise consists of approximately 21,862 sf of open space and 19' +/- ceiling height. Street-level access along with many drive-through doors and exterior RAMP. There are many potential uses for warehouse & storage, shipping business, printing shop, signage shop etc.. Flexible possession.