

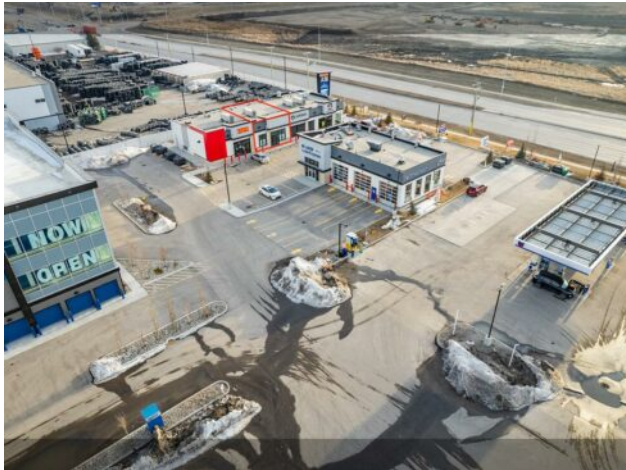


GRASSROOTS
REALTY GROUP

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**5315 Dufferin Boulevard SE
Calgary, Alberta**

MLS # A2207273



\$26 per sq.ft.

Division: East Shepard Industrial

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,222 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.66 Acres

Sewer: -

Lot Feat: -

Inclusions: NA

LAST UNIT REMAINING. Tenants already in the Retail Development include: Chevron, Triple O's, Mobile 1, Liquor, Physio, Caribbean Restaurant, as well as a Great White Car Wash and Public Self Storage as Shadow Anchor Tenants. This is the last Retail space left in this prime complex with high visibility from the main road! Massive new Industrial space of almost 1,000,000 Square Feet is being built across the street which will continue to increase traffic in the area.