



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

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609, 2820 5th Avenue NE  
Calgary, Alberta

MLS # A2208849



**\$22 per sq.ft.**

Division: Meridian

Type: Warehouse

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Warehouse space available for sublease, ranging from 800 SF up to 3,000 SF with flexible sizing and negotiable terms. Net rent at \$12/SF and operating costs at \$10/SF (utilities included). Features a convenient dock loading door. 4 years remaining on the head lease & sublease term negotiable. Cooler and freezer are available for rent separately. Ideal for storage, light industrial, or distribution uses. Well-located with competitive rates & don't miss out!