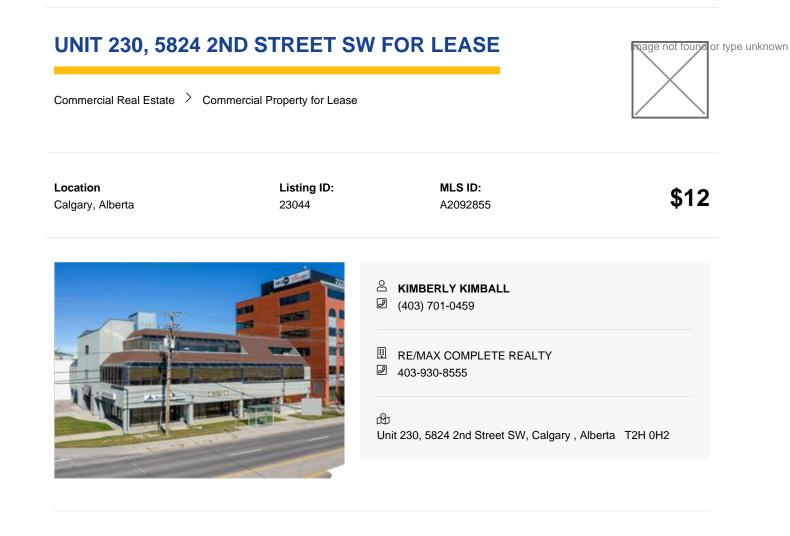


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Transaction Type For Lease

Lease Frequency Annually

Year Built 1979

Property Sub Type Office

Building Area (Sq. M.) 155.70

Parking 5

Foundation Poured Concrete

Lot Features Level,Near Public Transit,Paved

Inclusions N/A Days On Market 289

Subdivision Manchester

Structure Type Office

Office (Sq. Ft.) 10.0000

Lot Size (Sq. Ft.) 6267

Construction Type Concrete

Cooling Central Air

Commercial Amenities See Remarks

Restrictions None Known Lease Amount 12.00

Building Type Commercial Mix,Office Building,Retail

Property Type Commercial

Building Area (Sq. Ft.) 1676.00

Lot Size (Acres) 0.14

Roof Flat,Mixed,Tar/Gravel

Heating Forced Air,Natural Gas

Access to Property Direct Access,Major Shopping Nearby,On Major Traffic Route,Public Transportation Nearby

Reports Floor Plans, Other Documents

Professionally managed building. Attractive show suite with a reception, 3 offices and kitchen. Abundant of natural light with 58th Avenue (SW) exposure. Prominent building signage available. 2 blocks from Chinook Centre Mall and LRT Station. Bus stop on 58th Avenue in front of the building. Easy access to Macleod, Glenmore and Deerfoot Trail. 10 minutes to downtown.

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