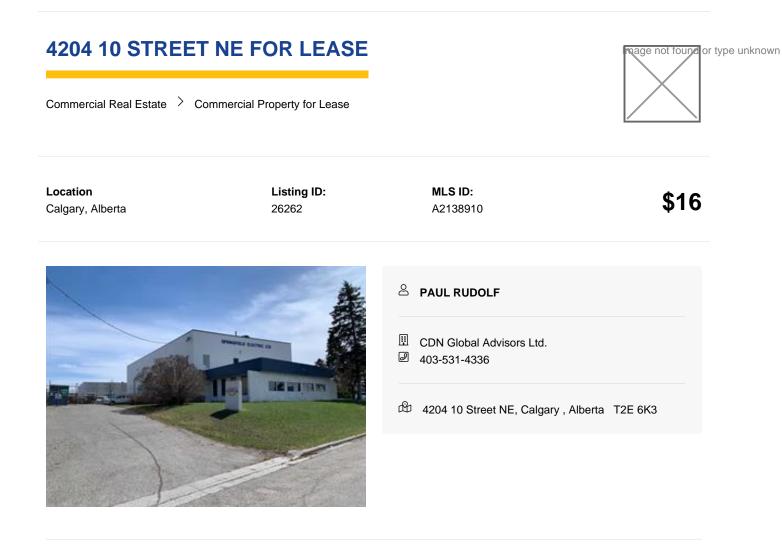


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Transaction Type For Lease

Lease Frequency Annually

Year Built 1973

Property Sub Type Industrial

Access to Property

Heating Natural Gas Days On Market

Lease Term Negotiable

Structure Type Industrial

Building Area (Sq. Ft.) 5305.00

Lot Features Yard Drainage,Yard Lights,Paved

Inclusions N/A Lease Amount 16.00

Subdivision McCall

Property Type Commercial

Building Area (Sq. M.) 492.85

Commercial Amenities Boardroom,Floor Drain(s)/Grease Trap(s),Kitchen,Paved Yard,See Remarks

Restrictions Call Lister

Reports Call Lister

See Remarks

CDN Global is pleased to bring to market this Industrial Warehouse with Office and "rare" large yard space. Highlights include floor drains in the warehouse, a 9,000 SF secured and fenced yard with exclusive drive-in access. The office area is well developed with multiple private offices, kitchen, bathrooms and boardroom area. The Property is conveniently located near major roads including McKnight Boulevard, 32 Avenue NE and Deerfoot Trail.

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