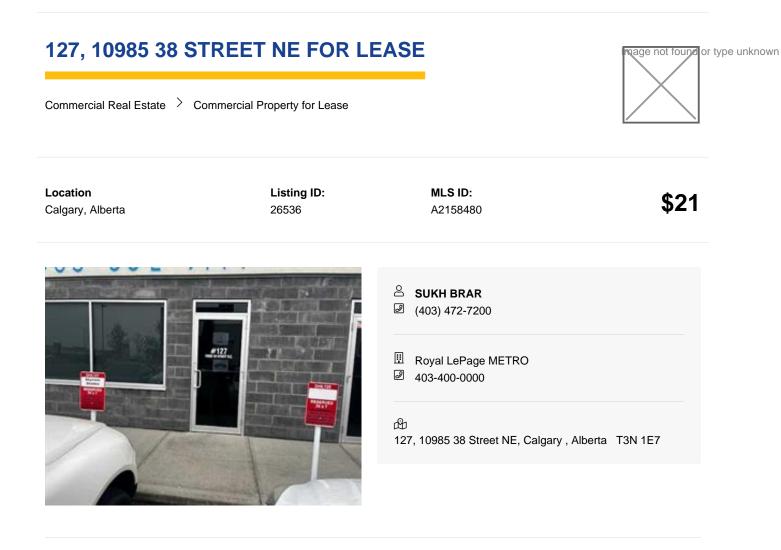


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Transaction Type For Lease

Lease Frequency Annually

Year Built 2016

Reports

Property Sub Type Industrial

Building Area (Sq. M.) 152.08

Floor Plans, Site Plans, Title

Days On Market

Zoning DC (pre 1P2007)

Structure Type Industrial

Legal Plan 1811540

Inclusions N/A Lease Amount 21.00

Subdivision Stoney 3

Property Type Commercial

Building Area (Sq. Ft.) 1637.00

Restrictions Landlord Approval,Lease Restriction

This industrial condo presents an exceptional leasing opportunity, strategically located in Jacksonport with convenient access to Stoney Trail and Deerfoot Trail. The unit, featuring a total area of 1637 square feet, is perfectly suited for small light industrial, any kind of industrial with showroom use. The warehouse boasts an impressive 20-foot clear ceiling height, enhancing operational flexibility. The unit also includes a drive-in door for easy loading and unloading. 5 to 10 years lease term is possible, making this an ideal space for businesses seeking a functional and accessible industrial setting. Op-cost is \$10.80 per sq/ft.

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