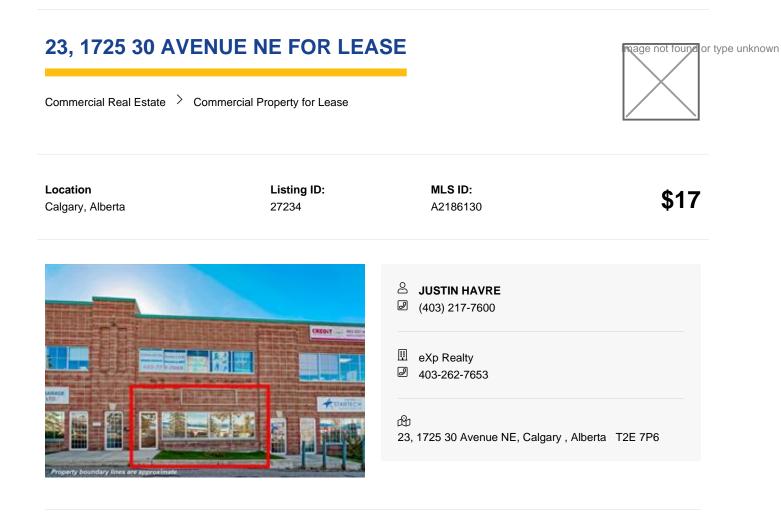


Generated: Jan 31, 2025, 2:23:04

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Transaction Type	Title	Days On Market
For Lease	Fee Simple	21
Lease Amount	Lease Frequency	Zoning
17.00	Monthly	I-G
Subdivision	Building Type	Year Built
South Airways	Mixed Use	1991
Structure Type	Property Type	Property Sub Type
Warehouse	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
9211343	2622.00	243.59
Parking	Cooling	Inclusions
2	Central Air	none
Restrictions	Reports	
Board Approval	Floor Plans,Title	

Unit #23 is a main floor unit offering a total of 2622 sqft. Roughly 1000sqft is designated office space and about 1600 sqft is warehouse (26 ft x 58 ft) space PLUS an included PRIVATE, FENCED 25ft x 44ft YARD. Inside you find a front reception area, large office space/board room, a second private office, lunchroom or flex space with area suitable for a kitchenette and bathroom. The warehouse includes a second bathroom, 14-foot overhead door, 24-foot ceiling height and access to the secured and fenced yard space. Additionally, there are 2 assigned parking spaces out front. This well-kept complex is located near Deerfoot Trail, 32 Ave NE and Barlow Trail for easy access. Space is being offered at \$17 per ft2 and low op costs (Approximately \$6.75 est 2025) which is approximately \$5,189.37 per month plus utilities and GST. (Property not suitable for Wood Working, Any type of Auto Body Shop or Active Retail)

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