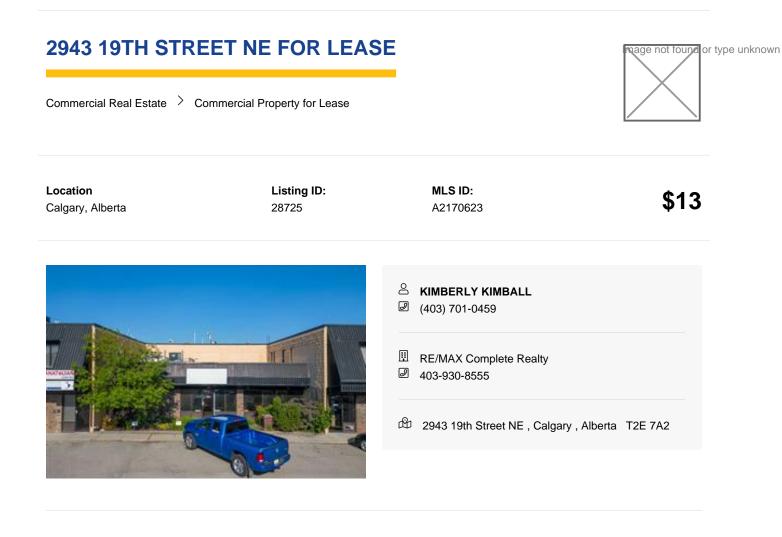


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Transaction Type For Lease

Lease Frequency Annually

Subdivision South Airways

Structure Type Industrial

Building Area (Sq. Ft.) 5660.00

Construction Type Brick,Concrete

Commercial Amenities Boardroom,Compacted Yard,Kitchen,Lunchroom,Mezzanine,Outside Storage,Paved Yard

Restrictions None Known Days On Market

Lease Term Other

Building Type Commercial Mix,Warehouse

Property Type Commercial

Building Area (Sq. M.) 525.83

Roof Asphalt

Access to Property Airport Nearby, Front and Rear Drive access, Direct Access, Major Shopping Center, On Major Traffic Route, Public Transportation Nearby, Visual Exposure

Reports Building Plans Lease Amount 13.00

**Zoning** I-G

Year Built 1980

Property Sub Type Industrial

Footprint (Sq. Ft.) 4750

Foundation Poured Concrete

Inclusions N/A

Professionally developed with large reception/showroom area, multiple offices, and large boardroom. Mezzanine built out with large kitchen/staff area and access to rooftop deck. Rear yard space available behind bay. Excellent exposure to 19th Street NE. Quick access to 32nd Ave & Barlow Trail. On transit Route 33, walking distance to Route 32. Close to shopping and restaurants. 15 minutes to downtown and Calgary International Airport. An additional 1,350sf could be made available if required.

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