

FOR LEASE

UNIT 125, 1725 - 32 AVENUE NE
CALGARY, AB

INDUSTRIAL-COMMERCIAL UNIT



PROPERTY HIGHLIGHTS

- Size: $\pm 3,161$ sq.ft.
- Basic Rent: \$14.09/sq.ft./year
- 2016 Operating Costs:
Operating Budget: \$4.74/sq.ft./year
Property Taxes: \$2.15/sq.ft./year
TOTAL: \$6.89/sq.ft./year
- Zoning: I-C (Industrial Commercial)
- Drive-thru loading, previously used as an automotive service shop.
- Small showroom, office, two washrooms, with mezzanine above.
- Available pylon signage fronting 32 Avenue.
- Located within a busy complex with a variety of commercial uses.

FOR MORE INFORMATION PLEASE CONTACT:

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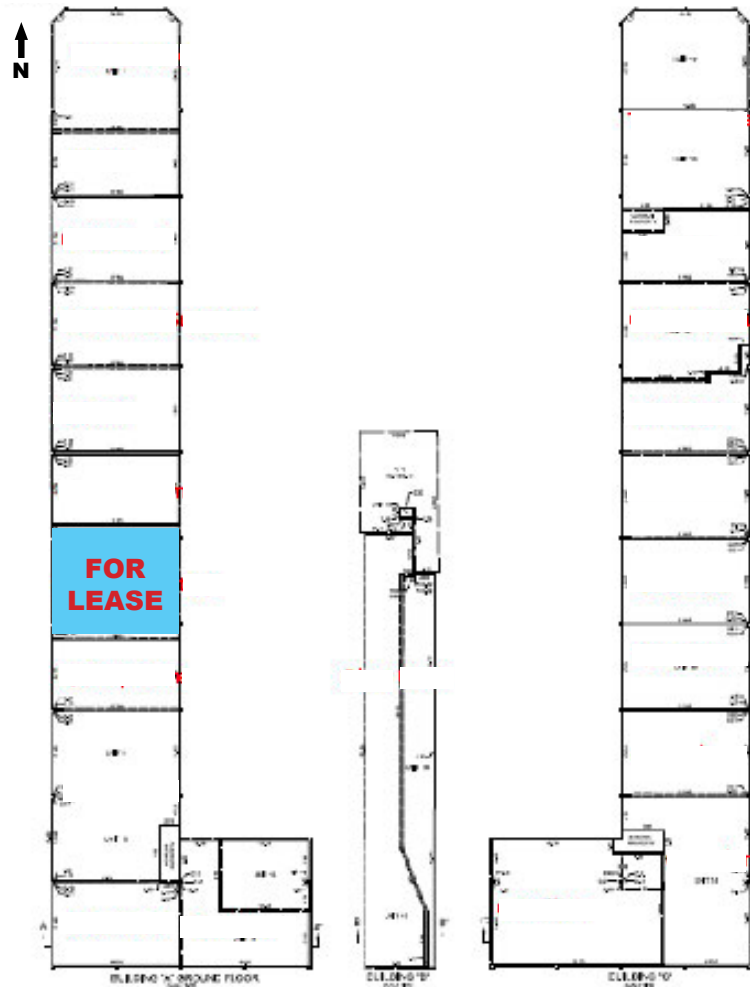


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