

OFFICE /RETAIL WAREHOUSE UNIT

FOR LEASE

6036 – 3 STREET S.W.
CALGARY | AB

PROPERTY HIGHLIGHTS

- Central location within vibrant retail & office corridor.
- Surrounded by active centres such as Chinook Centre, Macleod Place 1 & 2, and others featuring Home Depot, Scotia Bank, and Pet Smart.
- Close to Macleod Trail, 58th Avenue, and Glenmore Trail.
- Move your business to this very well kept building with many longtime, satisfied tenants.
- Zoning: I-C (Industrial Commercial)
- Exceptional value, tour today.

UNITS AVAILABLE:

Introductory Gross Rates (includes net rent, operating costs, and utilities) plus annual escalations to be negotiated.

Lease will be triple net once op. cost budget is finalized.

SECOND FLOOR UNIT:

UNIT #207:

±1,000 sq.ft. to ±3,047 sq.ft.*

*Flexible Sizes Available, can be split into 3 units
\$1,400 + GST per month per 1,000 sq.ft. unit.



FOR MORE INFORMATION PLEASE CONTACT:



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The information is intended for informational purpose only and should not be relied upon by recipients hereof. Schell Brothers Real Estate Corp. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Schell Brothers Real Estate Corp.

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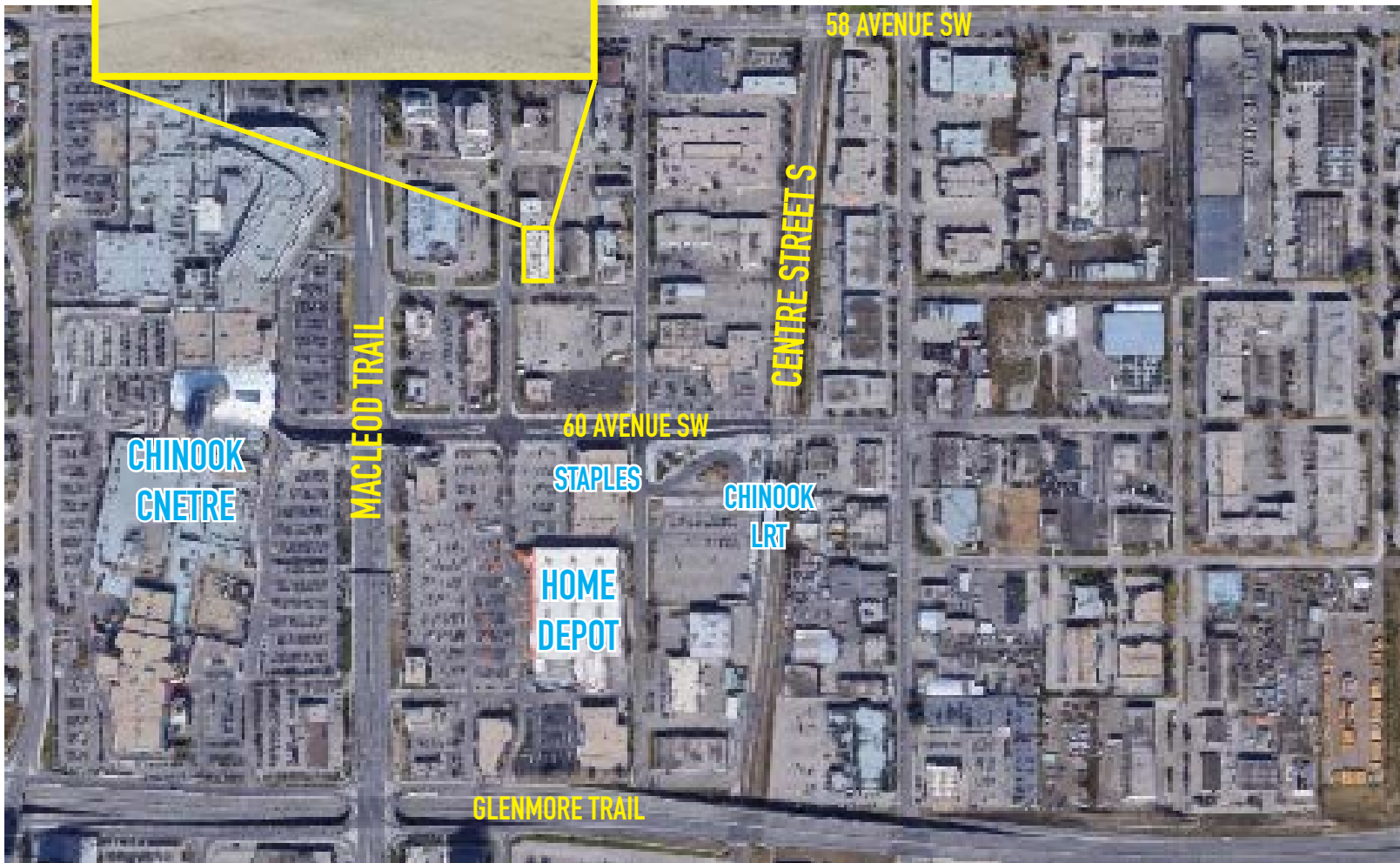
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