

# FOR LEASE

## 105 - 58 STREET S.E.



SHOWROOM/OFFICE/WAREHOUSE ON HIGH EXPOSURE CORRIDOR

### PROPERTY DETAILS

<b>BUILDING SIZE:</b>	±6,680 sq.ft.
<b>NET RENT:</b>	Market
<b>OPERATING COSTS:</b>	\$8.89 psf (2018)
<b>ZONING:</b>	I-C (Industrial Commercial)

### PROPERTY HIGHLIGHTS

- Conveniently located on a busy corner of 58 Avenue and Centre Street with close proximity to public transportation, retail amenities, and Chinook Shopping Centre.
- New home of Prairie Dog Brewing located next door.
- Easy access to Blackfoot Trail and Macleod Trail.
- Spacious loading area.
- The current layout is mostly open space under a T-Bar ceiling.
- Two washrooms.
- All uses considered, please call to discuss your requirements.



FOR MORE INFORMATION PLEASE CONTACT:



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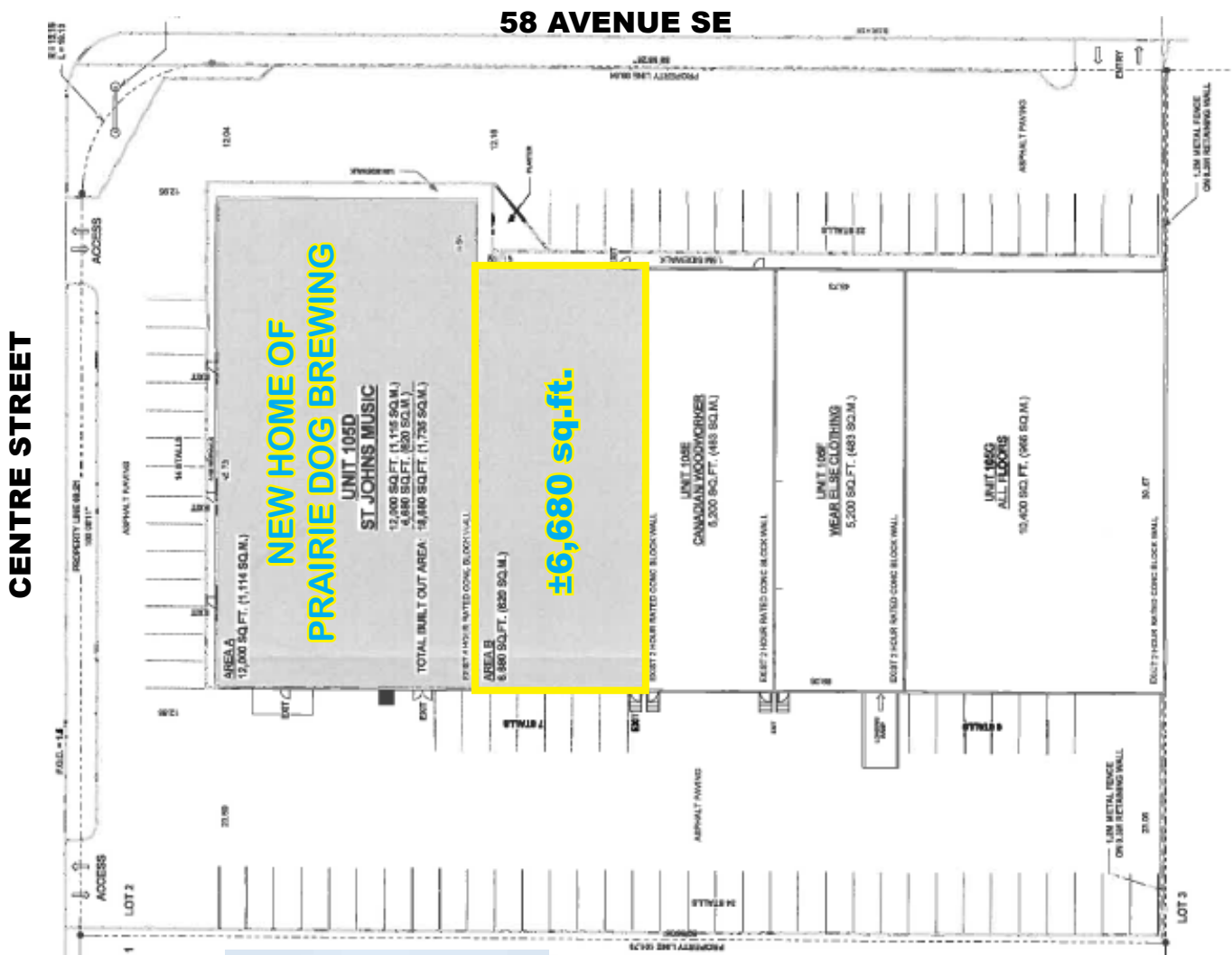
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