OFFICE/ WAREHOUSE UNIT

FOR LEASE

3201 – 9 STREET S.E.

CALGARY | AB

PROPERTY HIGHLIGHTS

- End unit located with close proximity to Blackfoot Trail.
- Rear of the unit has ample loading.

PROPERTY DETAILS

BUILDING SIZE:	±1,872 sq.ft.
LOADING:	1 Dock Door, 1 Drive-in
CEILING:	13'
NET RENT:	~~$11.00 psf~~ $10.00 psf (plus escalations)
OPERATING COSTS:	$6.59 psf (estimate for August 1, 2020 through to July 31, 2021)
AVAILABILITY:	Immediately

RECENTLY PAINTED INTERIOR & PRICE REDUCTION

FOR MORE INFORMATION PLEASE CONTACT:

schell brothers REAL ESTATE CORP.

GRANT SCHELL
T 403.701.4273
E gschell@schellbrothers.ca

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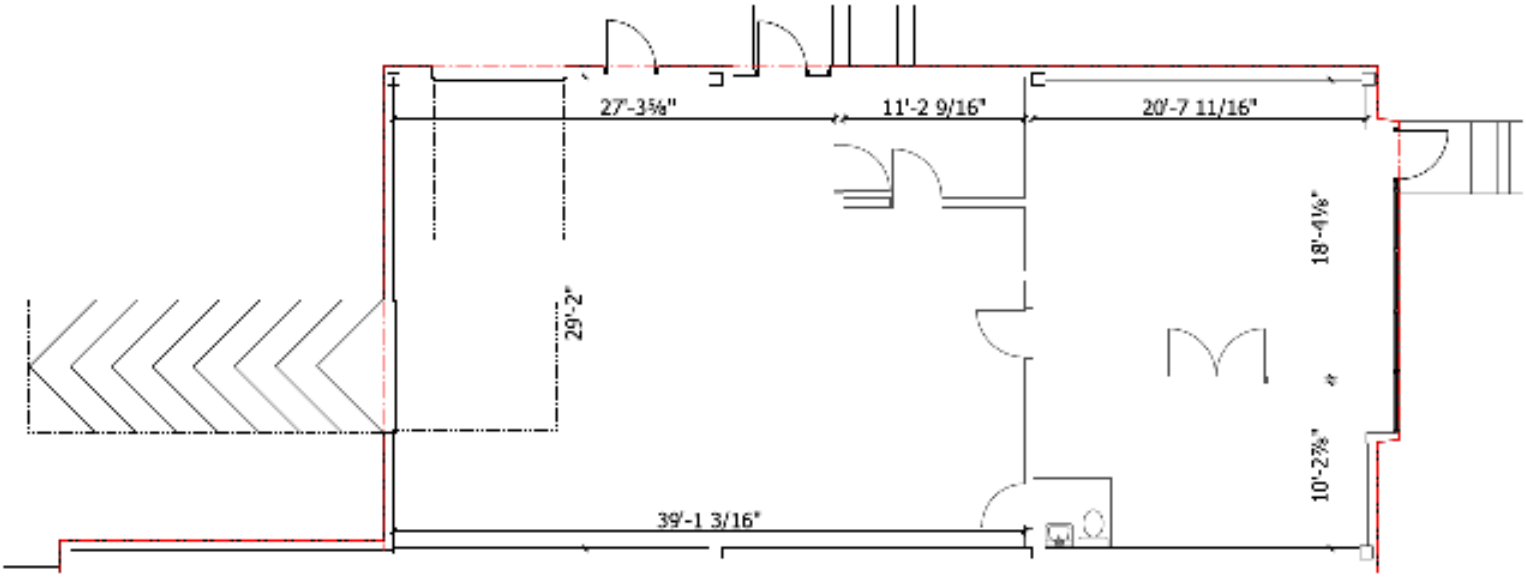
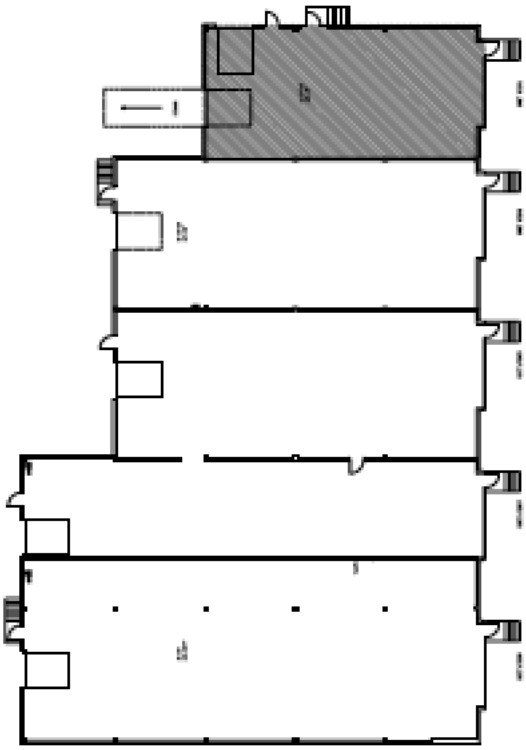
FLOOR PLAN





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