

FOR LEASE

3207 & 3209 - 9 STREET S.E. CALGARY, AB



TWO ADJACENT OFFICE/WAREHOUSE UNITS

PROPERTY DETAILS

BUILDING SIZE:

Unit 3207:

Office: ± 400 sq.ft.
Warehouse: ±1,920 sq.ft.
TOTAL: ±2,320 sq.ft. **LEASED**

Unit 3209:

Warehouse: ±2,612 sq.ft.
Office: ±1,600 sq.ft.
TOTAL: ±4,212 sq.ft.

LOADING:

1 Dock Door

CEILING:

±13' (to be confirmed)

ZONING:

I-G (Industrial General)

LEASE RATE:

\$7.75 psf (Year 1 introductory rate)

\$9.00 psf (Year 2)

OPERATING COSTS:

\$4.65 psf

AVAILABILITY:

3209: Immediately



PROPERTY HIGHLIGHTS

- South end unit with close proximity to Blackfoot Trail.
- Rear of the unit has ample loading room.
- Dock loading can be ramped for drive-in access.
- Potential for a small fenced storage yard at rear.
- Short or long terms considered.
- Will consider most uses, please call to discuss.

FOR MORE INFORMATION PLEASE CONTACT:



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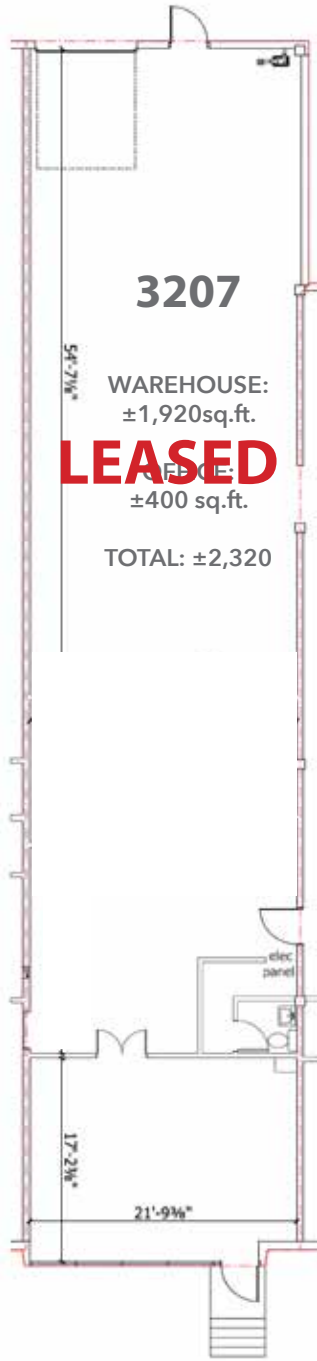
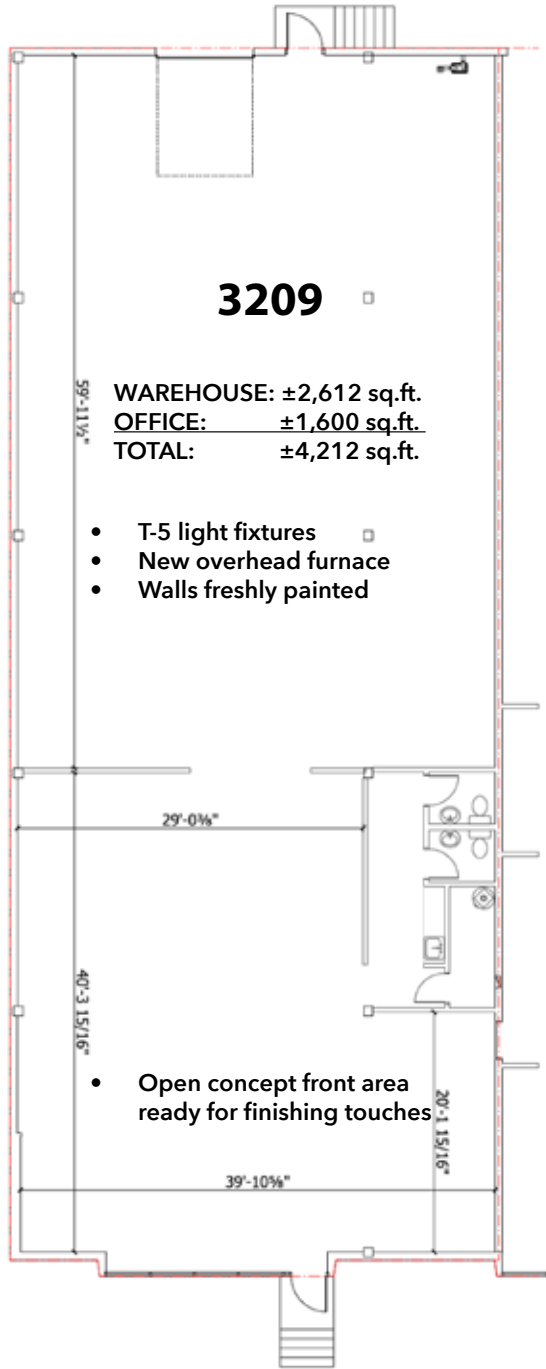
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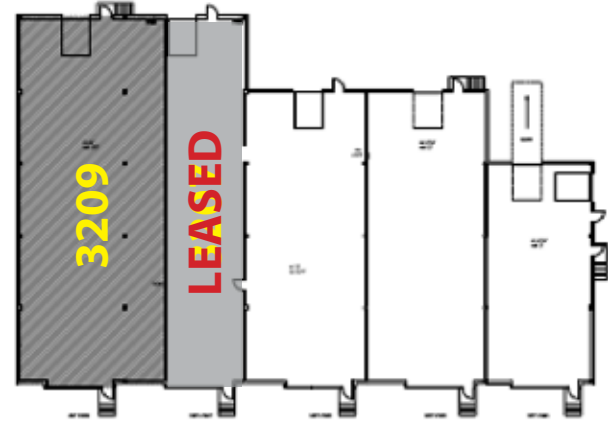
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REAR LOADING
AREA
CAN BE FENCED



FLOOR PLANS MAY NOT BE TO SCALE

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TWO ADJACENT OFFICE/WAREHOUSE UNITS



3209
REAR DOCK LOADING (CAN BE RAMPED)



3209
FRONT OFFICE



3209
FRONT OFFICE



3209
REAR WAREHOUSE



3209
REAR WAREHOUSE



REAR LOADING AREA CAN BE FENCED

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