

# FOR SALE OR LEASE

## UNITS O & P, 3505 - 32 STREET N.E.

### TWO CONTIGUOUS INDUSTRIAL UNITS

#### PROPERTY DETAILS

<b>BUILDING SIZE:</b>	±1,700 sq.ft. (Office) ±3,600 sq.ft. (Warehouse) ±5,300 sq.ft. <b>TOTAL</b>
<b>LOADING:</b>	2 Drive-in Doors
<b>CEILING:</b>	±24'
<b>ZONING:</b>	I-G (Industrial General)
<b>LEASE RATE:</b>	\$7.50 psf (1st year, plus escalations)
<b>OPERATING COSTS:</b>	\$4.90 psf (incl. Property Tax, Condo Fees, Insurance)
<b>PURCHASE PRICE:</b>	\$1,113,000

#### PROPERTY HIGHLIGHTS

- Large truck marshalling area in the back of the unit.
- Corner unit with wrap around windows, providing ample natural light.
- Clean and modern office includes a full kitchen and bathroom with shower.
- Sump in the rear of the warehouse.
- Very clean unit.
- Located near busy 32nd Avenue NE and Barlow Trail. Close to many amenities, shopping centres, and transit route.



**FOR MORE INFORMATION PLEASE CONTACT:**



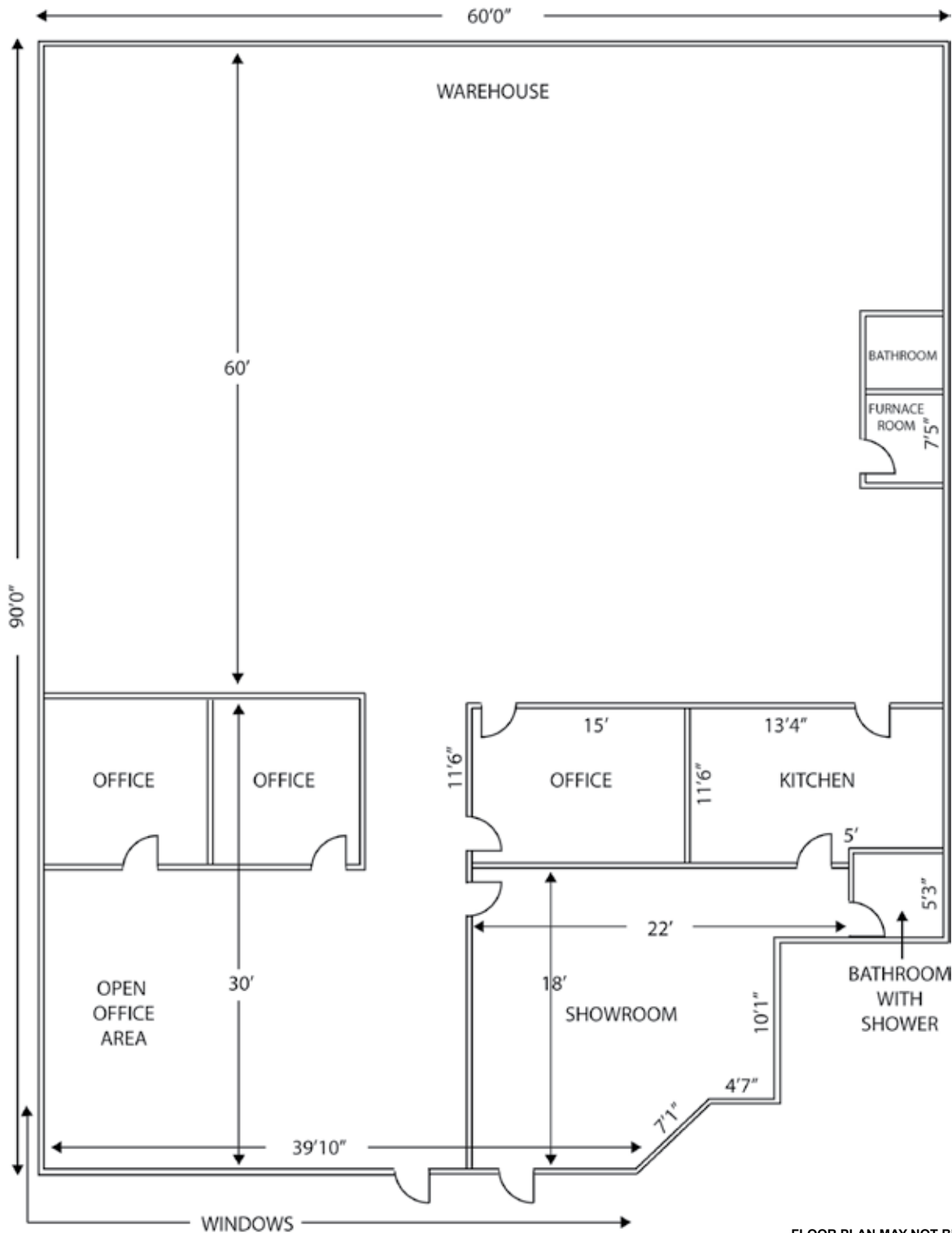
**GRANT SCHELL**  
T 403.701.4273  
E gschell@schellbrothers.ca

**MARK SCHELL**  
T 403.861.1143  
E mschell@schellbrothers.ca

# FOR SALE OR LEASE

## UNITS O & P, 3505 - 32 STREET N.E.

TWO CONTIGUOUS INDUSTRIAL UNITS



FLOOR PLAN MAY NOT BE TO SCALE

FOR MORE INFORMATION PLEASE CONTACT:



**GRANT SCHELL**  
T 403.701.4273  
E gschell@schellbrothers.ca

**MARK SCHELL**  
T 403.861.1143  
E mschell@schellbrothers.ca

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 The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Schell Brothers Real Estate Corp.

# FOR SALE OR LEASE

## UNITS O & P, 3505 - 32 STREET N.E.

TWO CONTIGUOUS INDUSTRIAL UNITS



FOR MORE INFORMATION PLEASE CONTACT:



**GRANT SCHELL**  
T 403.701.4273  
E [gshell@schellbrothers.ca](mailto:gshell@schellbrothers.ca)

**MARK SCHELL**  
T 403.861.1143  
E [mshell@schellbrothers.ca](mailto:mshell@schellbrothers.ca)

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.