

FOR LEASE

UNIT 1, 4640 MANHATTAN ROAD S.E.
MANCHESTER INDUSTRIAL DISTRICT



PROPERTY DETAILS

BUILDING SIZE:	1,481 sq.ft.
LOADING:	1 Drive-in
ZONING:	I-C
NET RENT:	\$18.00 psf per year
OPERATING COSTS:	\$10.13 psf per year (excludes utilities)

- Available Immediately.
- Great exposure to busy corner of Manhattan Road and Blackfoot Trail.
- Current layout includes 3 separate offices, front display/ reception area, one bathroom, lunch room/flex room, and warehouse area.
- Drive-in loading with ample parking.
- Join amazing neighbours - interior decor, cafe/coffee roaster, photo studio, and textile boutique.

GRANT SCHELL
SCHELL BROTHERS REAL ESTATE CORP.
C: 403-701-4273
E: gschell@schellbrothers.ca



MARK SCHELL
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C: 403-861-1143
E: mschell@schellbrothers.ca

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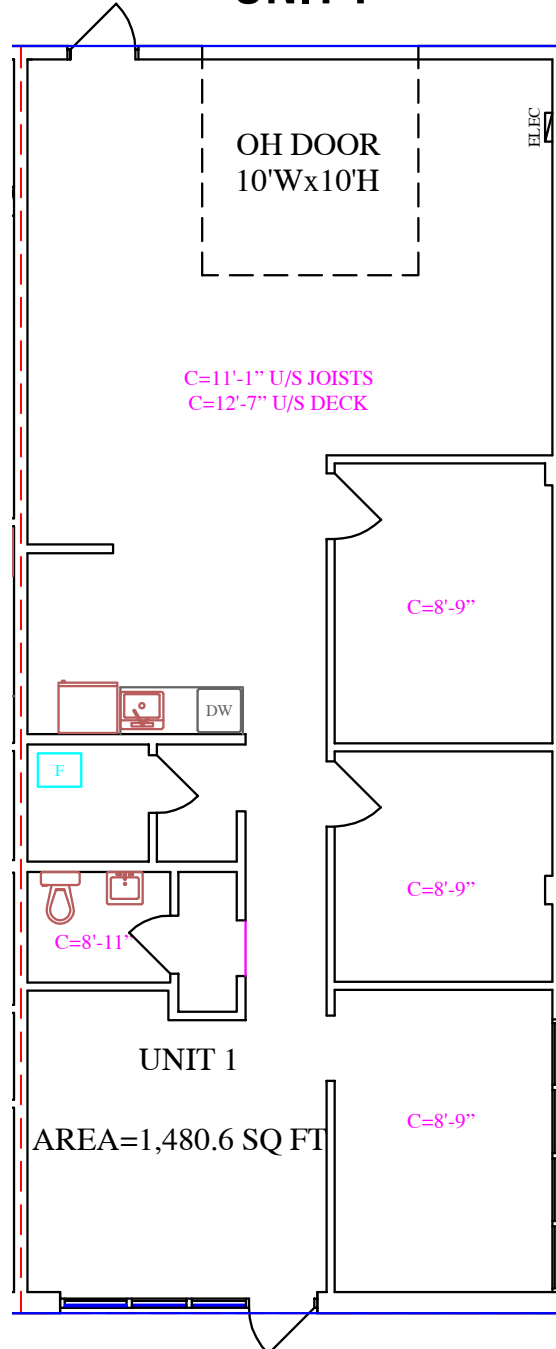
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