



**COLDWELL  
BANKER**  
YAD REALTY



**PRIME NE  
CALGARY  
LOCATION**



**UNIT #1109  
3691 - 52 AVE  
NE CALGARY, AB**

**2000 SF  
AVAILABLE  
NOW!**

# 2000 SF SPACE

## AVAILABLE

Flexible open space in a prime NE Calgary location.  
Perfect for a variety of commercial uses.



**2000 SF**  
FLEXIBLE OPEN SPACE



**\$15 / SF**  
BASE RENT



**\$9 / SF**  
OP COST



**PRIME NE CALGARY  
LOCATION**



**Andy Bhalla | 403-899-7171**