

SHOWROOM &  
OFFICE WITH  
HIGH VISIBILITY  
// 14,595 SF

# FOR LEASE

3953 112 Ave SE, Bay 167, Calgary, AB



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# PROPERTY HIGHLIGHTS



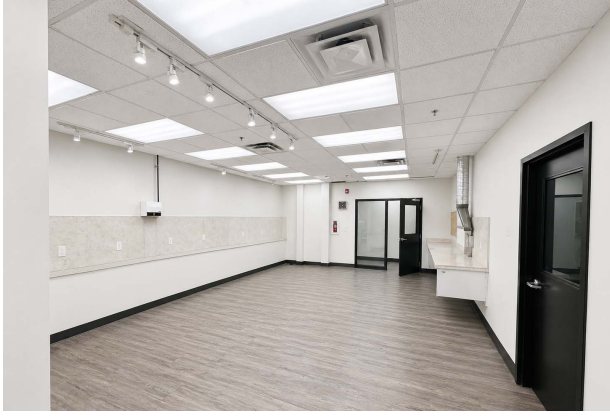
- High profile visibility at corner of Barlow & 114th Avenue with additional pylon signage at no cost
- Large marshaling area
- Easy access to major routes; Deerfoot Trail & Stoney Trail
- Over 40 parking stalls available
- Ample double row parking at front with additional parking at rear
- Dock and Drive-in loading
- Close to staff amenities
- Well maintained complex

## PROPERTY OVERVIEW

<b>Address:</b>	3953 112 Ave SE, Bay 167, Calgary, AB	<b>Clear Height:</b>	24' (TBV)
<b>District:</b>	Eastlake Industrial	<b>Loading:</b>	1 Drive-in 12'x14' & Dock Door w/Leveler
<b>Zoning:</b>	Industrial General (I-G)	<b>Power:</b>	200 Amps @ 120/208 (TBV)
<b>Total Square Footage:</b>	14,595 SF	<b>Lease Rate:</b>	\$12.00 PSF
<b>Showroom:</b>	5,220 SF	<b>Operation Costs:</b>	\$7.71 PSF (est. 2026) *Main floor only
<b>Service / Warehouse*:</b>	3,720 SF	<b>Availability:</b>	October 1, 2026
<b>Second Floor Office Area:</b>	5,655 SF		

\*Landlord will reconfigure or remove service area to provide more open warehouse

# INTERIOR FEATURES //



# LOCATION



## Drive Times:

Deerfoot Trail SE: **5 minutes**

Stoney Trail: **12 minutes**

Calgary Airport: **25 minutes**

## Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services

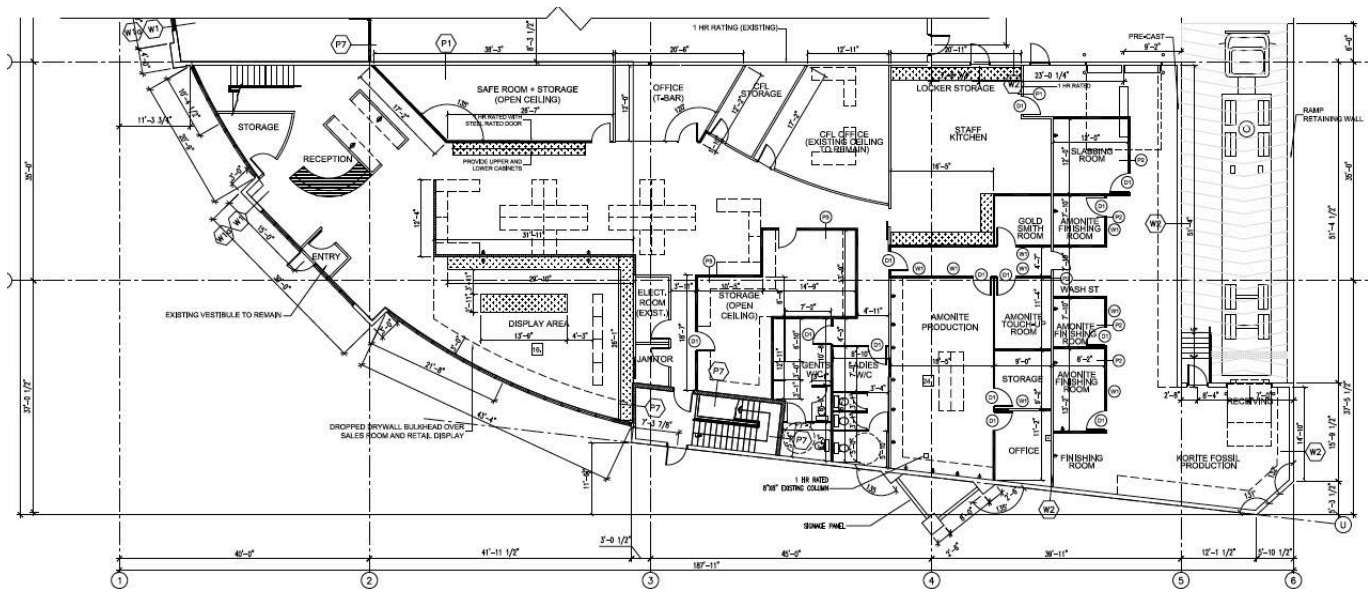


restaurants & fast food



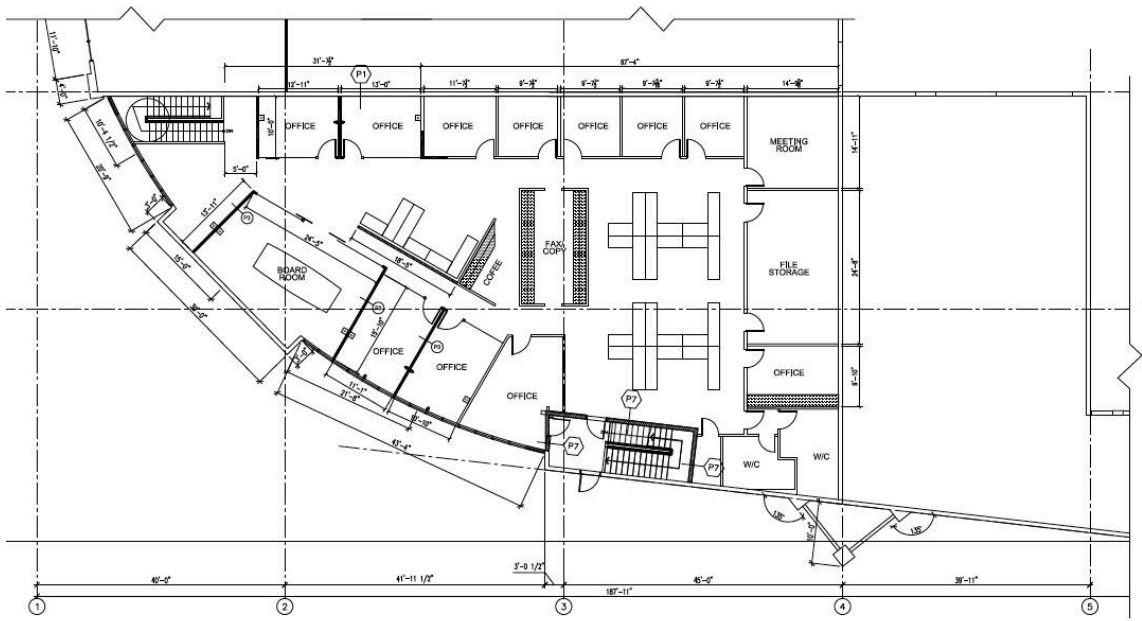
fuel / charging stations

# FLOOR PLANS



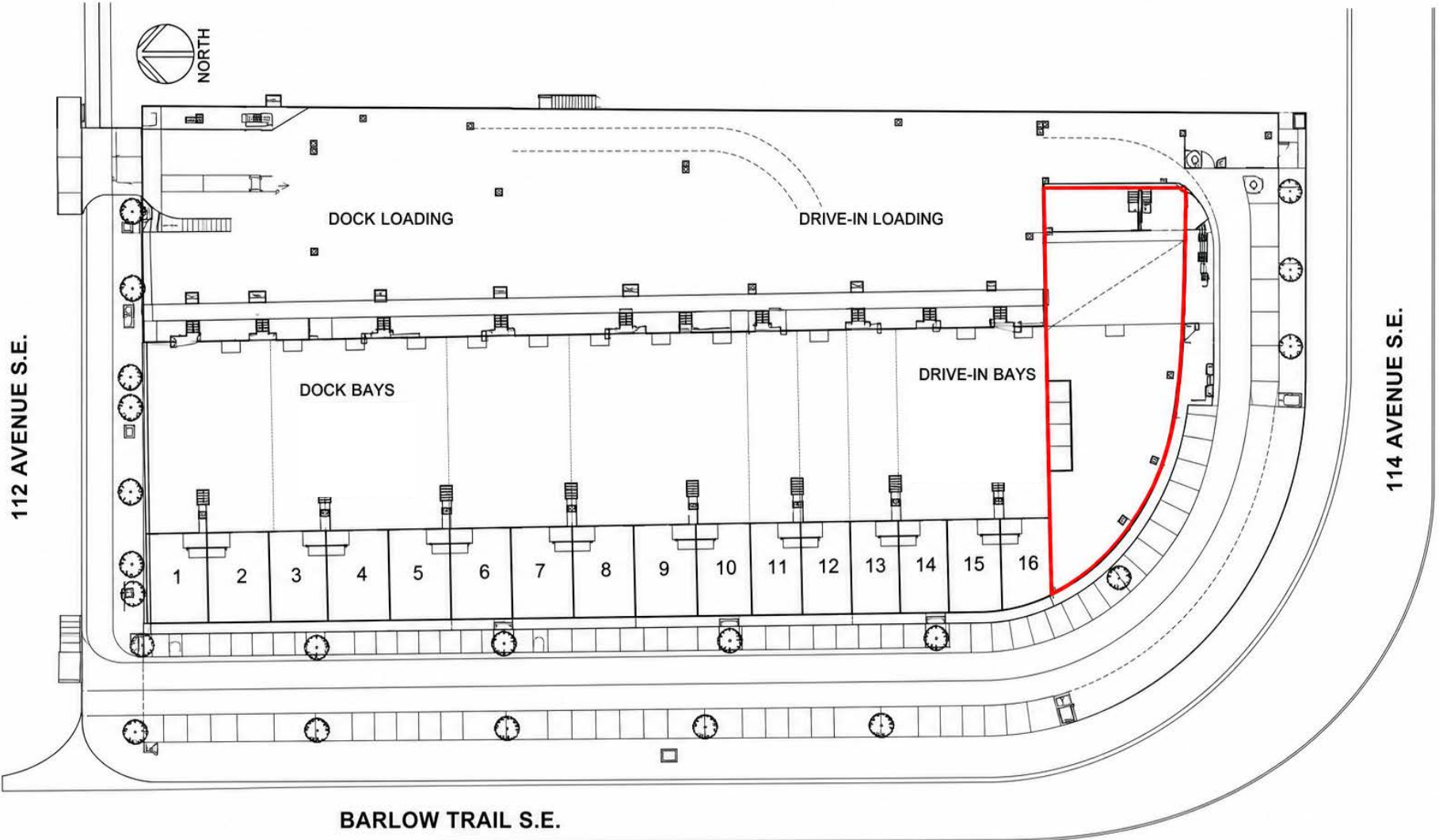
**MAIN FLOOR**

**SECOND FLOOR**



**Total Square Footage: 14,595 SF**  
**Showroom/Warehouse: 8,940 SF (main floor)**  
**Second FL Office Area: 5,655 SF**

# SITE PLAN





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