

**3,073 SQ FT. COMMERCIAL BAY
WITH FULL MEZZANINE**



**220 3 STREET NE, UNIT #201
DIAMOND VALLEY, AB**

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Royal LePage® Benchmark, Brokerage
7220 Fisher Street SE, Calgary, AB
Independently Owned & Operated

FOR LEASE

\$12.00 PSF Net + \$8.00 PSF Additional Rent

Property Features

- 1,774 SF main floor plus 1,299 SF developed mezzanine; 3,073 SF total usable area
- Turnkey mezzanine build-out: multiple offices, meeting area, and second washroom.
- In-floor natural gas heating; steel construction built 2008
- Two washrooms, utility room, and multiple finished mezzanine offices
- Three designated parking stalls plus ample common parking on site
- High visibility location in JKR Business Park, just off Highway 7 into town
- 30 minutes to south Calgary; minutes to Okotoks and Highway 2 access
- Zero reported vacancy in the complex; strong Foothills submarket demand



PROPERTY OVERVIEW

PROPERTY PHOTOS



PROPERTY PHOTOS





PROPERTY PHOTOS

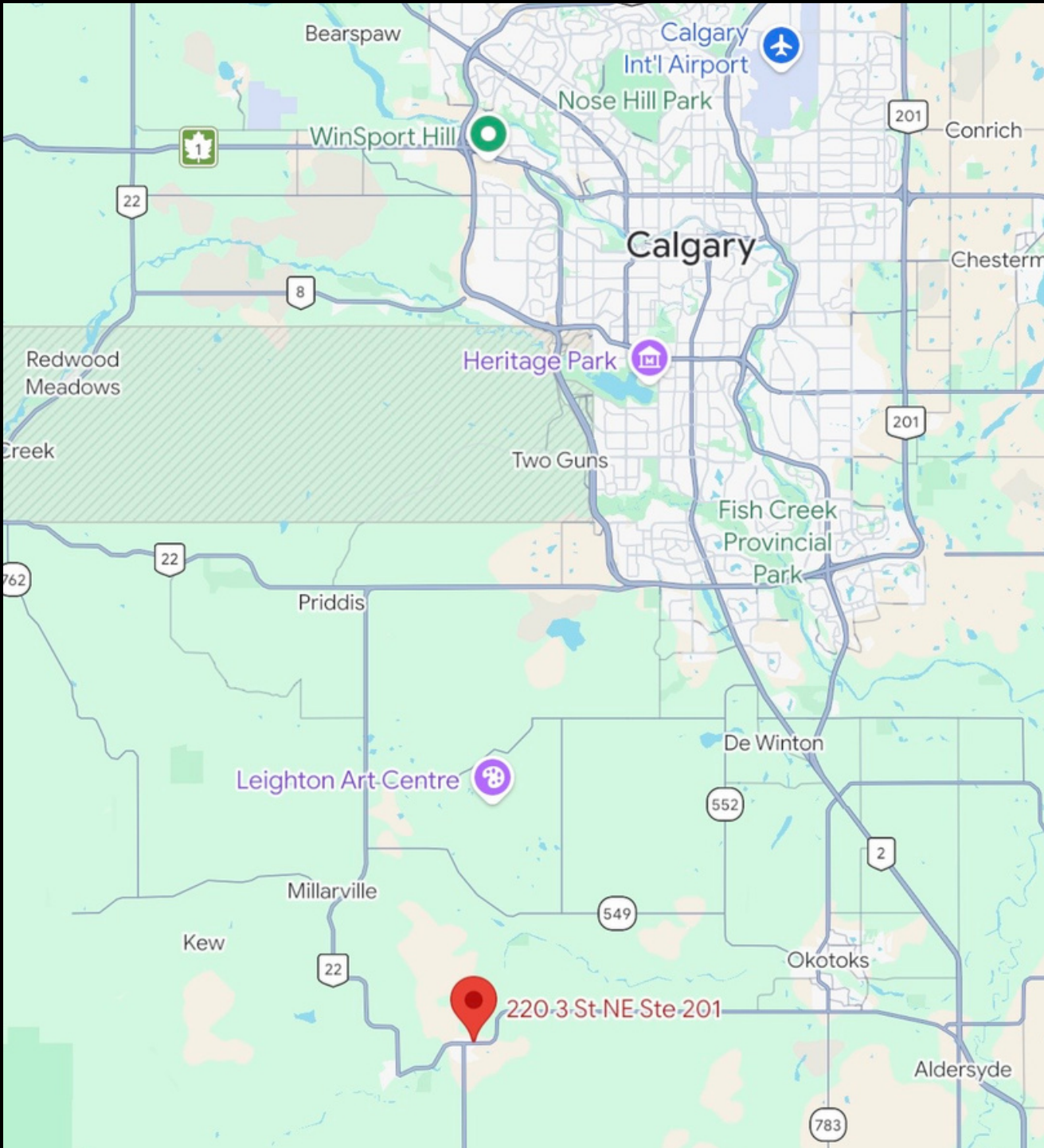


john hripko
Real Estate Team



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LOCATION MAP



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