

FOR LEASE

6518 - 1A STREET S.W.
MANCHESTER INDUSTRIAL DISTRICT



PROPERTY DETAILS

UNIT SIZE:	3,323 sq.ft.
LOADING:	1 Dock Door
ZONING:	DC (MU-1)
NET RENT:	\$13.50 psf per year plus escalations
OPERATING COSTS:	\$7.02 psf per year (including professional property management fees)
CEILING HEIGHT:	13'9" - 15'2"
HEATING:	Gas fired forced air
POWER:	100 Amp 120/208 Volt

- End cap unit with exposure to Glenmore Trail.
- Steps away from Chinook LRT, Macleod Trail, Glenmore Trail, Chinook Centre Mall.
- Located one block from recently started multi-family development spanning 490 units across two towers.
- Available immediately.
- The DC zoning allows for the permitted uses of Mixed Use-General (MU1). Further details on page 3.
- Open concept layout with one lunchroom, and one bathroom. Two demising walls can be removed to open up the space.
- Ample parking in front, rear, and street.

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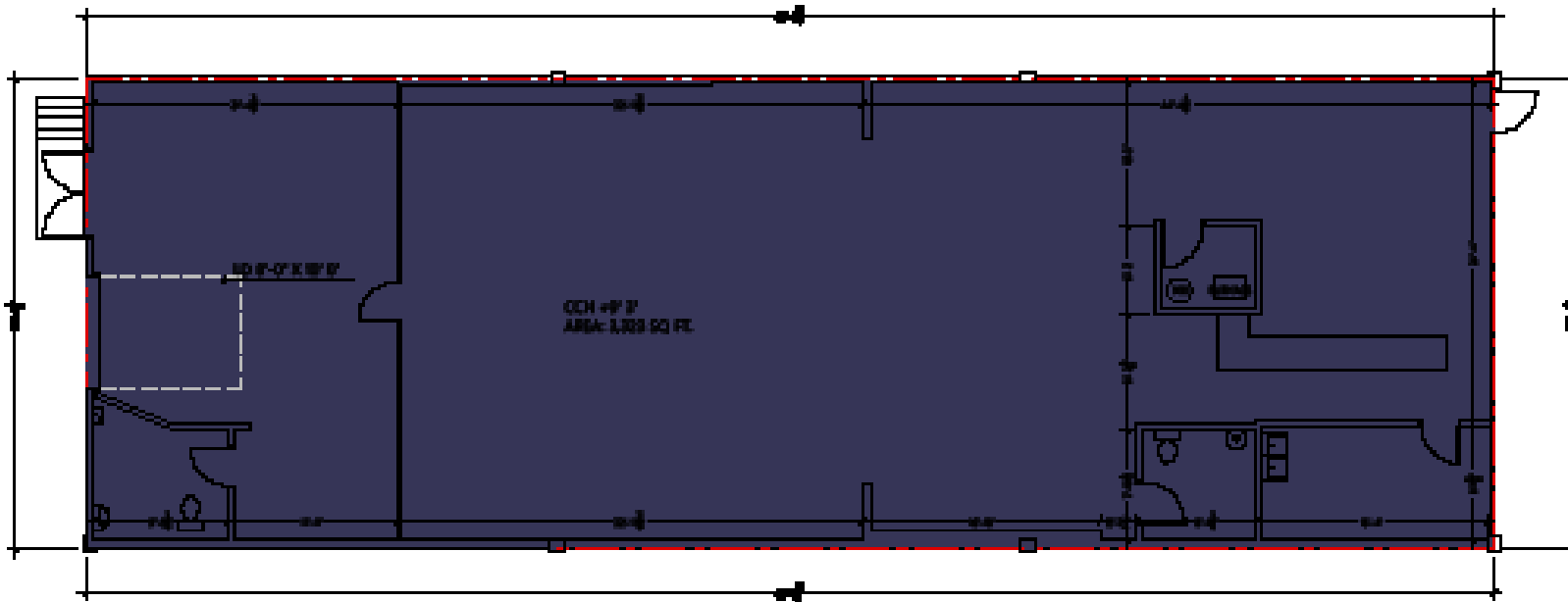


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Land Use Bylaw - DC Direct Control 252D2019 - (MU-1)

Subject to City of Calgary Approval, Potential Permitted and Discretionary Uses Include:

Convenience Food Store; Fitness Centre; Pet Care Service; Print Centre; Protective and Emergency Service; Radio and Television Studio; Retail and Consumer Service; Specialty Food Store. Restaurant: Food Service Only; Restaurant: Licensed; Place of Worship - Large; Addiction Treatment; Assisted Living; Brewery, Winery and Distillery; Cannabis Store; Child Care Service; Community Recreation Facility; Computer Games Facility; Custodial Care; Drinking Establishment - Small; Dwelling Unit; Food Production; Home Occupation - Class 2; Indoor Recreation Facility; Kennel; Liquor Store; Live Work Unit; Outdoor Café; Parking Lot - Structure; Place of Worship - Medium; Place of Worship - Small; Post-secondary Learning Institution; Residential Care; Seasonal Sales Area; Signs - Class C; Signs - Class E; Social Organization; Special Function - Class 2; Supermarket; Urban Agriculture; Utility Building; Vehicle Rental - Minor; and Vehicle Sales - Minor.

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