



For Lease | Calgary, AB

4216 54th Avenue SE
Bay 29

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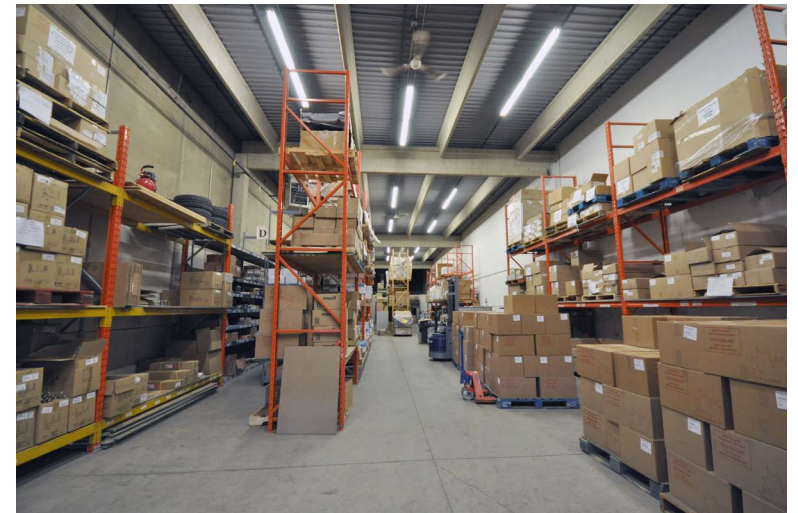
Property Overview

Specifications

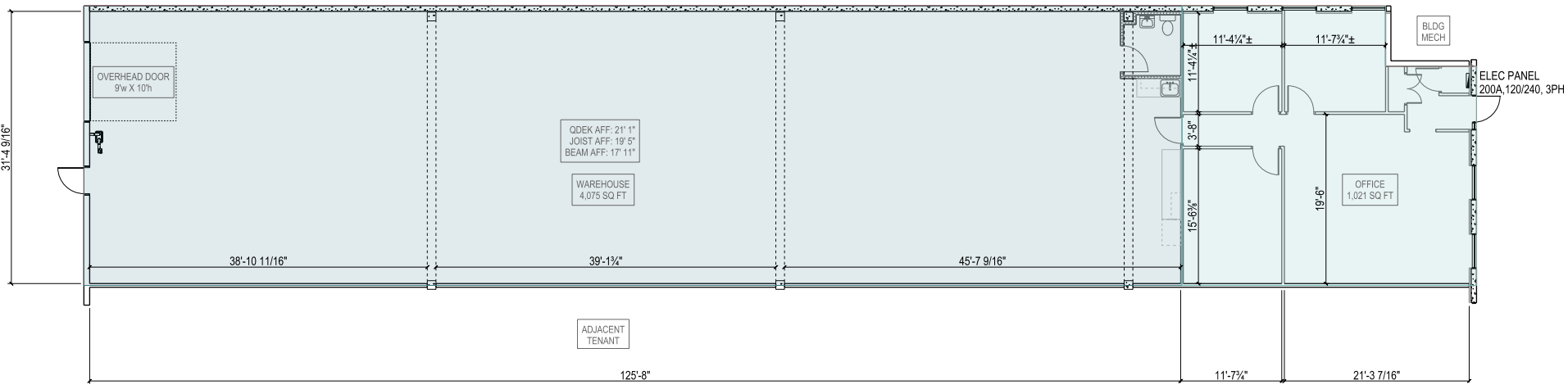
District	Foothills Industrial
Zoning	Industrial General (I-G)
Office Area	±1,220 SF
Warehouse Area	±3,900 SF
Total Available Area	5,120 SF
Ceiling Height	20' Clear
Sprinklers	Yes
Loading	1 (9' x 10') dock door
Power	200 amps (TBV)
Op. Costs (2022)	\$3.66 PSF
Lease Rate	\$9.00 PSF
Availability	September 1, 2022

Comments

- Large marshalling area
- Fully sprinklered
- Kitchenette
- Air-conditioned office space
- Quick Access to Piegan Trail, Barlow Trail & 52nd Street
- Professionally managed park in central Foothills location



Property Floor Plan





Deerfoot Trail

Peigan Trail SE



Barlow Trail SE

52nd Street SE

61st Avenue SE

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