

# For Lease

**4124 8<sup>th</sup> Street SE Calgary, AB**

14,897 square feet on 0.87 acres

Landlord willing to demise into 5,000 SF units



**Tom Punt**

(403) 809-4003 [tpunt@romanre.com](mailto:tpunt@romanre.com)



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# The Property

## Address

4124 8 Street SE Calgary AB

## Size

Office: 2,821 SF

Shop: 12,076 SF

Total: 14,897 SF

## Land

0.87 Acres

## Year Built

1963

## Loading

1 - 14' x 10' drive-in doors

1 - 12' x 14' drive-in doors

2 - 10' x 10' drive-in doors

Dock platform

## Power

600 Amps, 600 Volts and 4 phase

## Zoning

I-G (Industrial General)

## Notes:

Available Immediately

Hotsy included in shop

Sump in shop

Sprinklered in shop

3 access points with gravel yard

12' clear ceilings height

The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy; however Roman Real Estate (2009) Ltd. and its Agents are unable to guarantee it. All quoted prices exclude the GST. All properties subject to change and/or withdrawal without notice



Call the Listing Agent

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# Office - Two Separate Entrances



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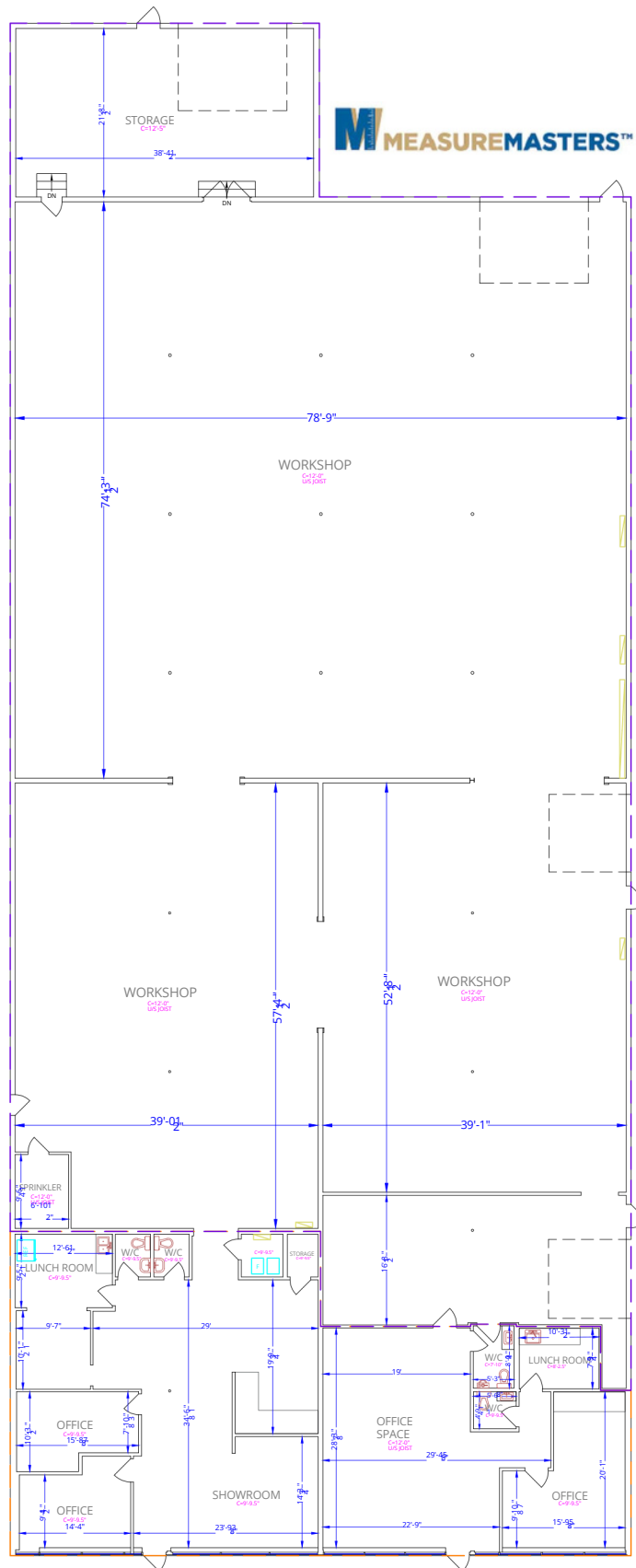
# Shop - Four Separate Areas



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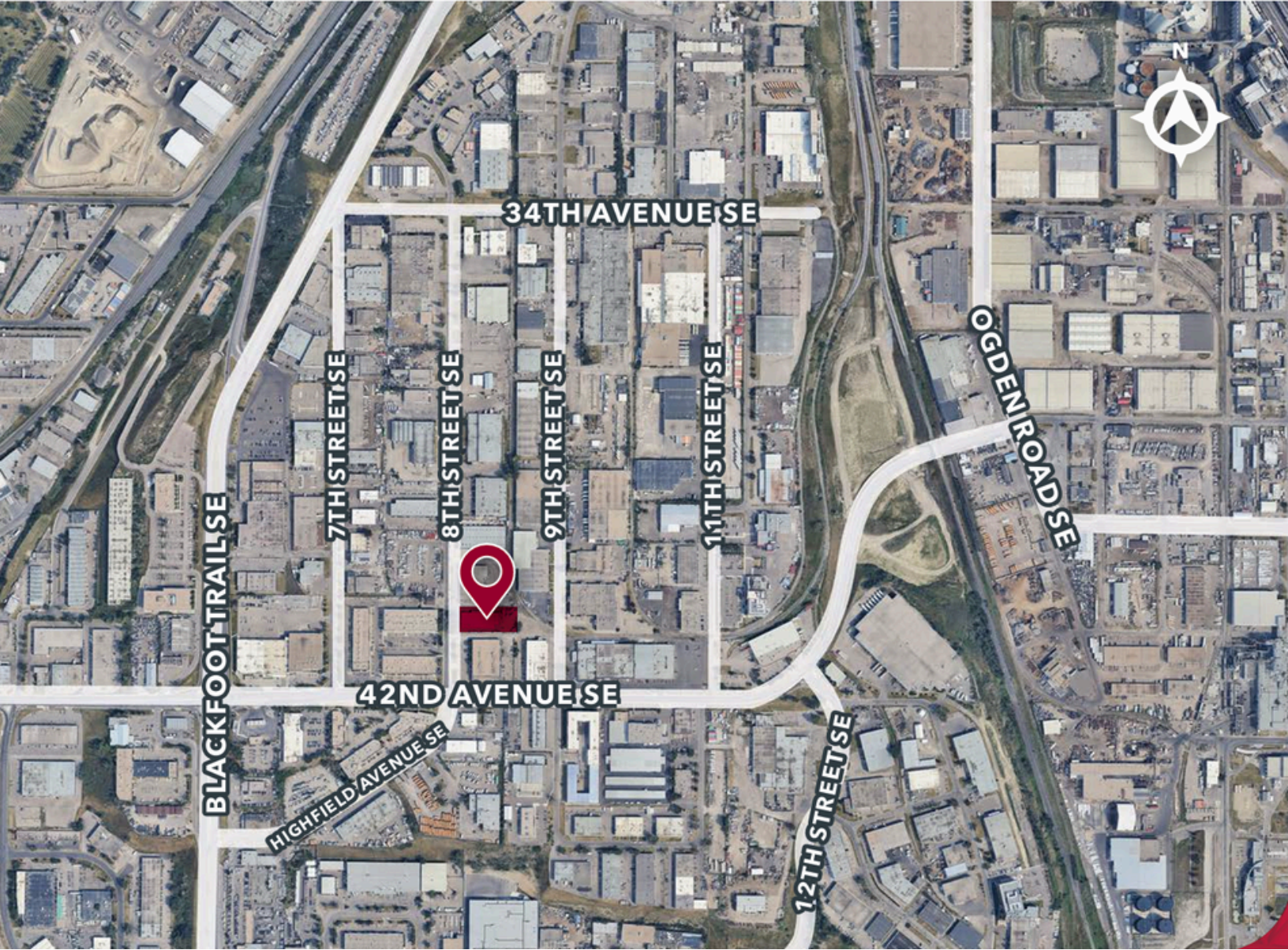


**MAIN FLOOR PLAN**  
AREA=14,897.1 SQ.FT.  
OFFICE = 2,821.4 SQ.FT.  
WAREHOUSE = 12,075.7 SQ.FT.

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