



SMI Commercial • Industrial Division

Showroom & Shop Lease

Calgary SMI Commercial Real Estate Limited
#1636, 246 Stewart Green SW
Calgary, Alberta, T2P 2T3

www.smicommercial.com

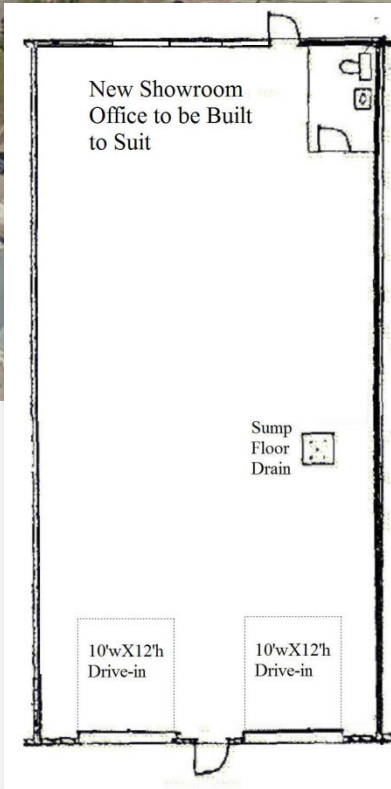
Contact:

Mathieu Dery
(403) 862-0799
mdery@smicommercial.com

111 – 42nd Avenue S.W.

1,800 s.f.

- 2 - OH Drive-in doors
 - 60 Amp
 - Ample parking
 - I-G Industrial General zoning
- Additional 3,600 sq. ft. avail. adjacent for total of 5,400 sq. ft.
- Automotive accessory only
 - ** no service
- High profile 42nd Avenue exposure
- 42nd Avenue pylon signage available (at cost)
- ½ block from C-Train & Macleod Trail



\$18.00 Net Rent

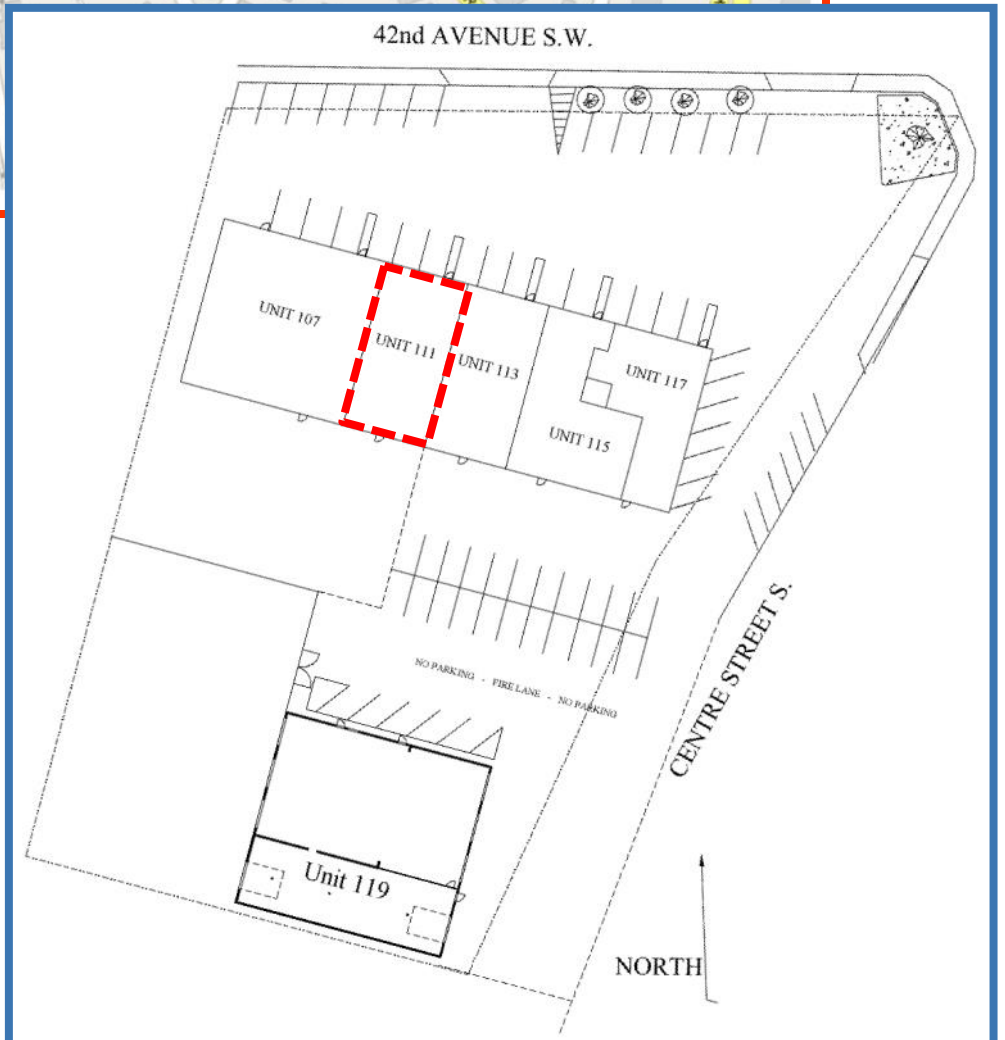
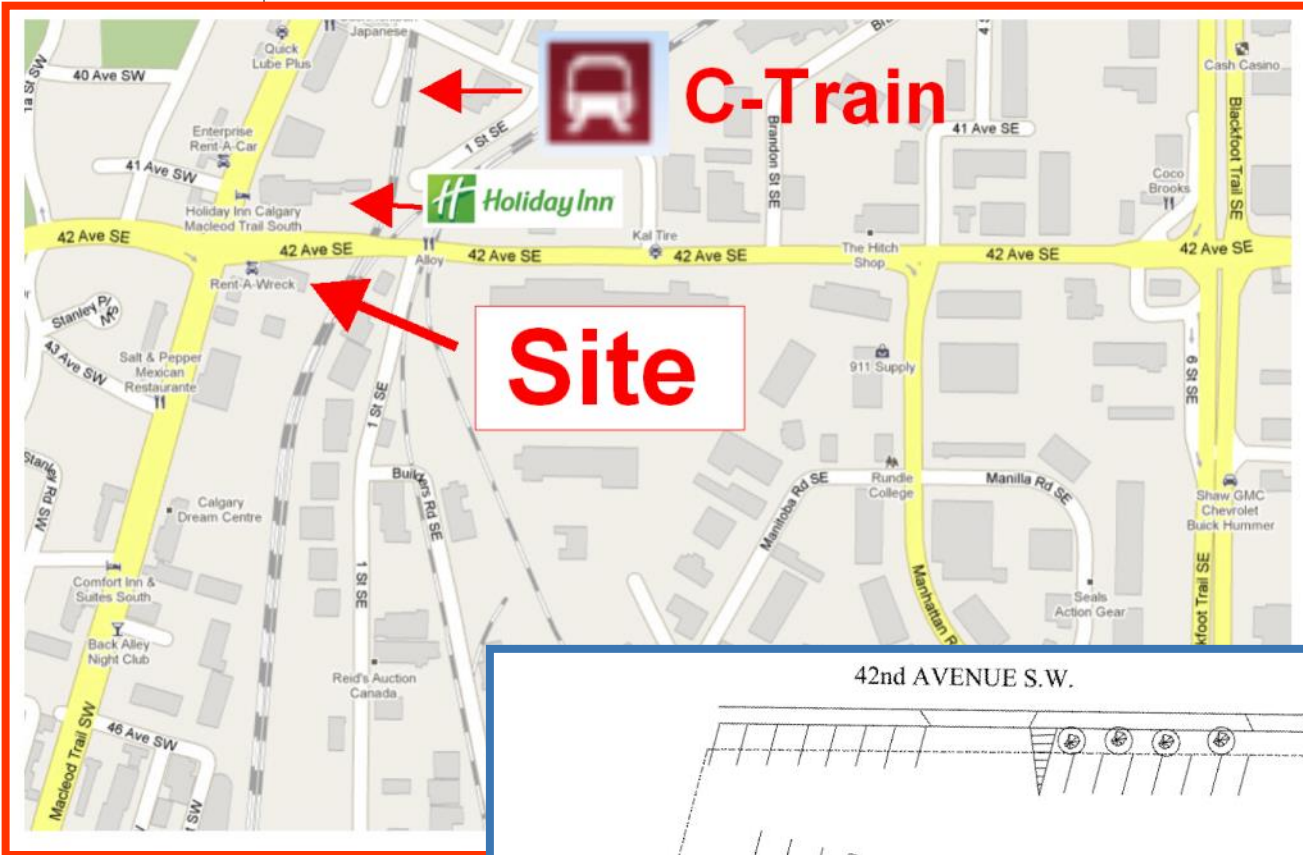
\$7.12 Op. Cost



Click or type for **YouTube** Virtual tour: <https://youtu.be/JpSfYV6MmY0>

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