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FOR LEASE

1936 – 27th Avenue NE, Bay 160



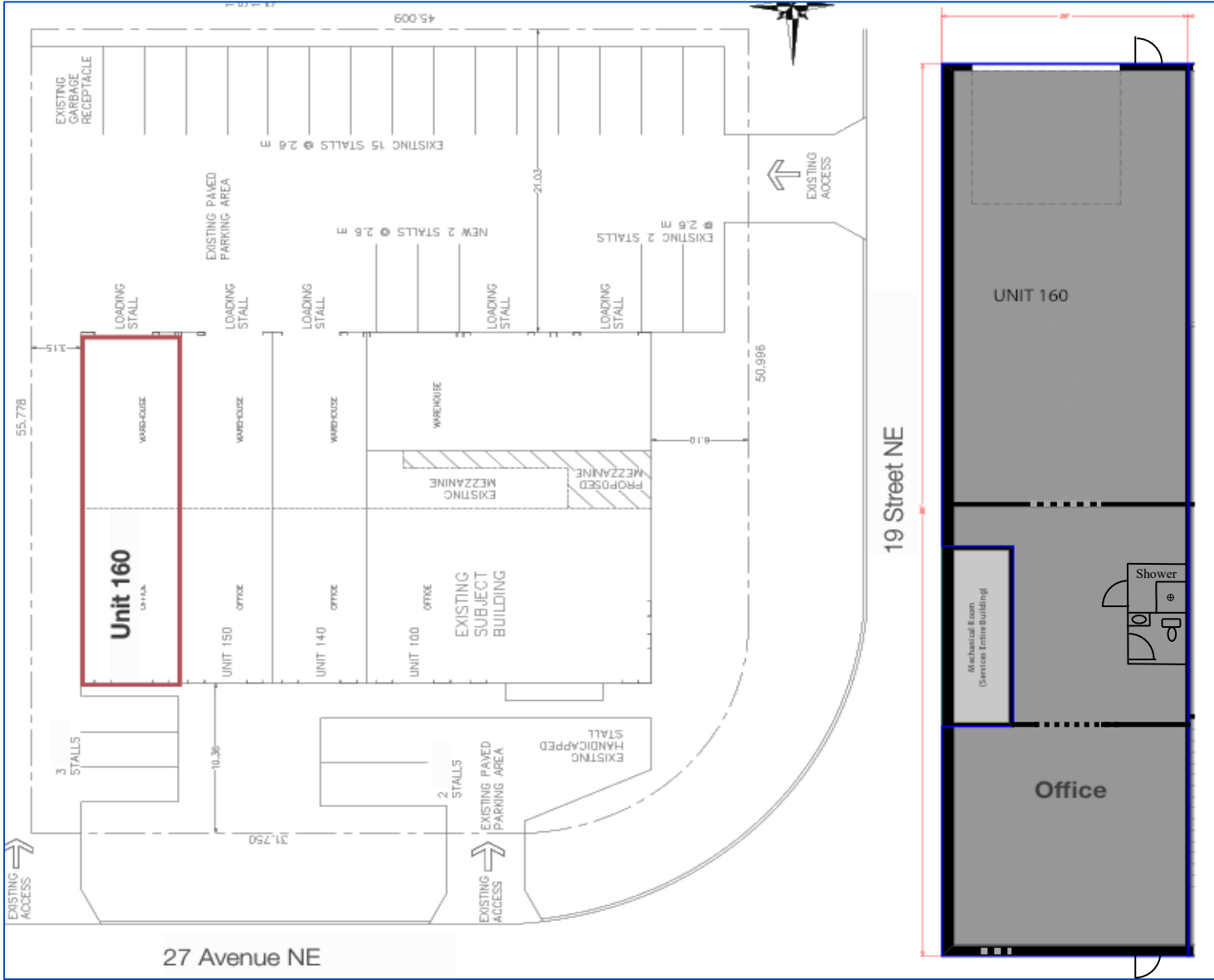
Zoning: I-G (Industrial General)
Loading Doors: Drive-In (1) 12'x 10'
Ceiling Height: 22'+/- Clear
Power: 200 Amps (to be confirmed)
Net Rent: \$16.00/sf, \$2,022.67/Month
Operating Costs: \$ 6.75/sf, \$ 853.31/Month
Total Size: 1,517+/- **Square Feet**
Warehouse: 733+/- SqFt
Showroom: 784+/- SqFt
Available: 30 Days / Negotiable
Term: 3 to 5 years

HIGHLIGHTS:

- Corner unit with open showroom, one washroom and a clean warehouse with drive-in loading
- Located in a well maintained building with great curb appeal
- 3 dedicated parking stalls at no additional charge
- Direct exposure to 27th Avenue and 19th Street NE
- Close to restaurants, hotels & shopping
- Bus stop directly in front of the building



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