



Calgary SMI Commercial
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FOR LEASE

8470 - 23RD Avenue NE



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Virtual tour:

<https://www.youtube.com/watch?v=71d6GVBSb6U>



District: Industrial Park
Zoning: I-G (Industrial General)
Loading Doors: Drive-In (1) 14'x 16'
Ceiling Height: 20'+/- Clear
Power: 100 Amps (TBV)
Total Size: 2,355+/- **Square Feet**
Warehouse: 2,100+/- Sq Ft
Office: 255+/- Sq Ft
Gross Rent: \$4,200/Month plus GST
Shop / Office
Gross Rent includes Utilities
\$3,000/Month plus GST
For 1/2+/- Acres of Land
Available: Immediate – 30 Days
Term: 5 Years - Negotiable

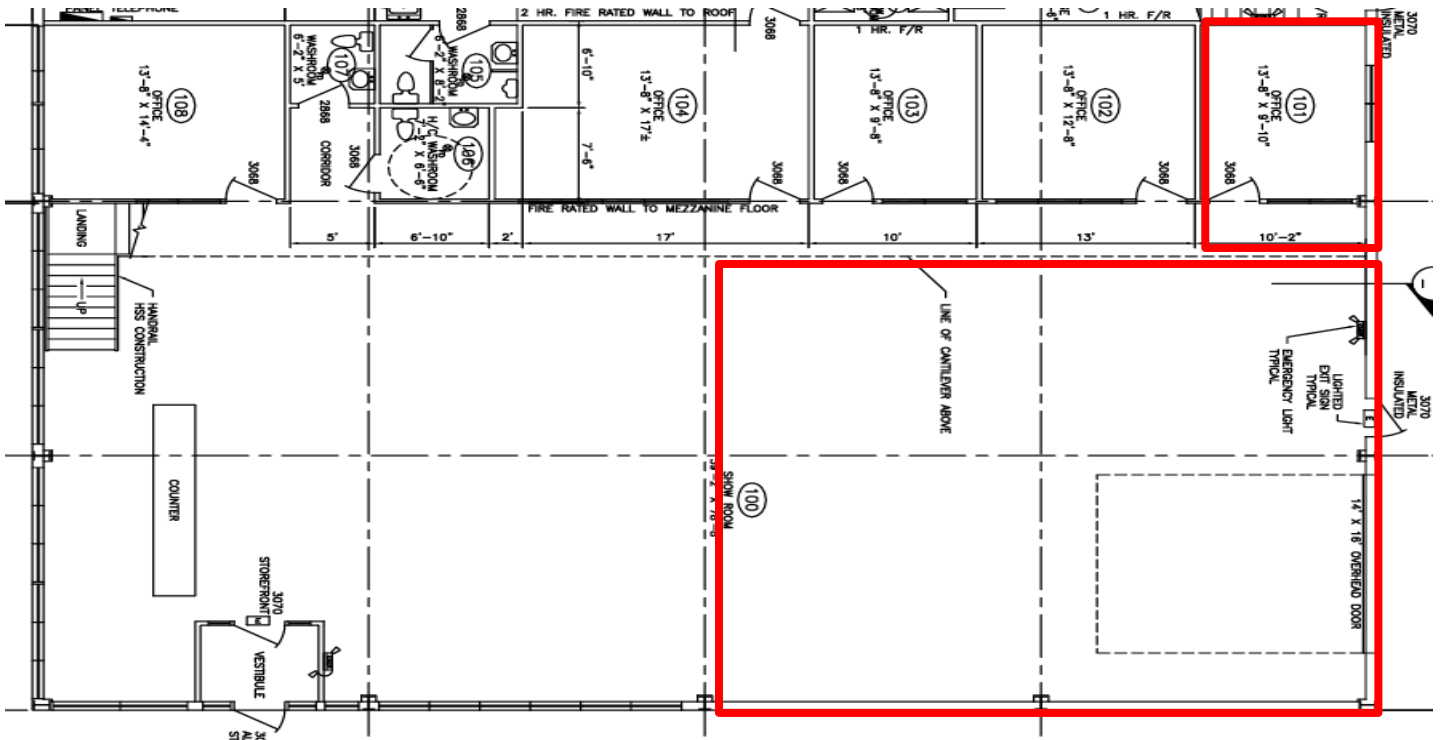
HIGHLIGHTS:

- Shared industrial building with bright clean shop space, one office, shared washrooms.
- Infrared heating in shop, air-conditioned office.
- Landlord may consider demising the space.
- Land Lease option available with or without shop space.
- Land leased area includes approximately 1/2 of land, plus common access & secured fenced property.
- Located just off 84th Street NE with quick and easy access to Stoney Trail - Ring Road (North/ South) and to 16th Avenue (Trans Canada Highway).
- 10 Minutes to Calgary International Airport



8470 – 23rd Avenue NE

Clean Shop with Office Option



Land Lease Option



All information herein is approximate and subject to change, intended for marketing purposes only, may not be exact, and is always subject to confirmation by those relying upon it.