



5004 Macleod Trail Southwest
Calgary, AB T2G 0A8

- PRICE: \$27.00 psf
- OPERATING COSTS: \$13.60 psf
- LEASE TERM: 5 Years
- MARKET AREA: Manchester
- SIGNAGE: High exposure opportunities available
- PARKING: 10 x surface stalls – no charge
- HVAC: In showroom. Radiant floor heating system in warehouse / Make-up air system
- LOADING: Drive in – 5 x total
 - 2 x 10.93' wide x 10' high
 - 2 x 11.85' wide x 16' high
 - 1 x 10' wide x 16' high
- CEILING HEIGHT: Showroom 15.20' clear
Warehouse/Shop 18' clear
Addition 10.26' clear



Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

TYLERREALTY.COM

Executive Summary



OFFERING SUMMARY

Available SF: 4,846 SF

Lease Rate: \$27.00 SF/yr (Net)
\$10,903.50 / Month

Operating Costs: \$13.60 SF/yr
\$5,492.13 / Month

Total Monthly Rent: \$16,395.63 / Month
Plus GST

Lease Term: 5 Years

Zoning: C-COR3

PROPERTY OVERVIEW

Excellent opportunity to lease a freestanding building on Macleod Trail SW with high exposure and high traffic counts
Building features a showroom, three offices, warehouse/shop. Building and site in excellent condition

PROPERTY HIGHLIGHTS

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Doug Debnam

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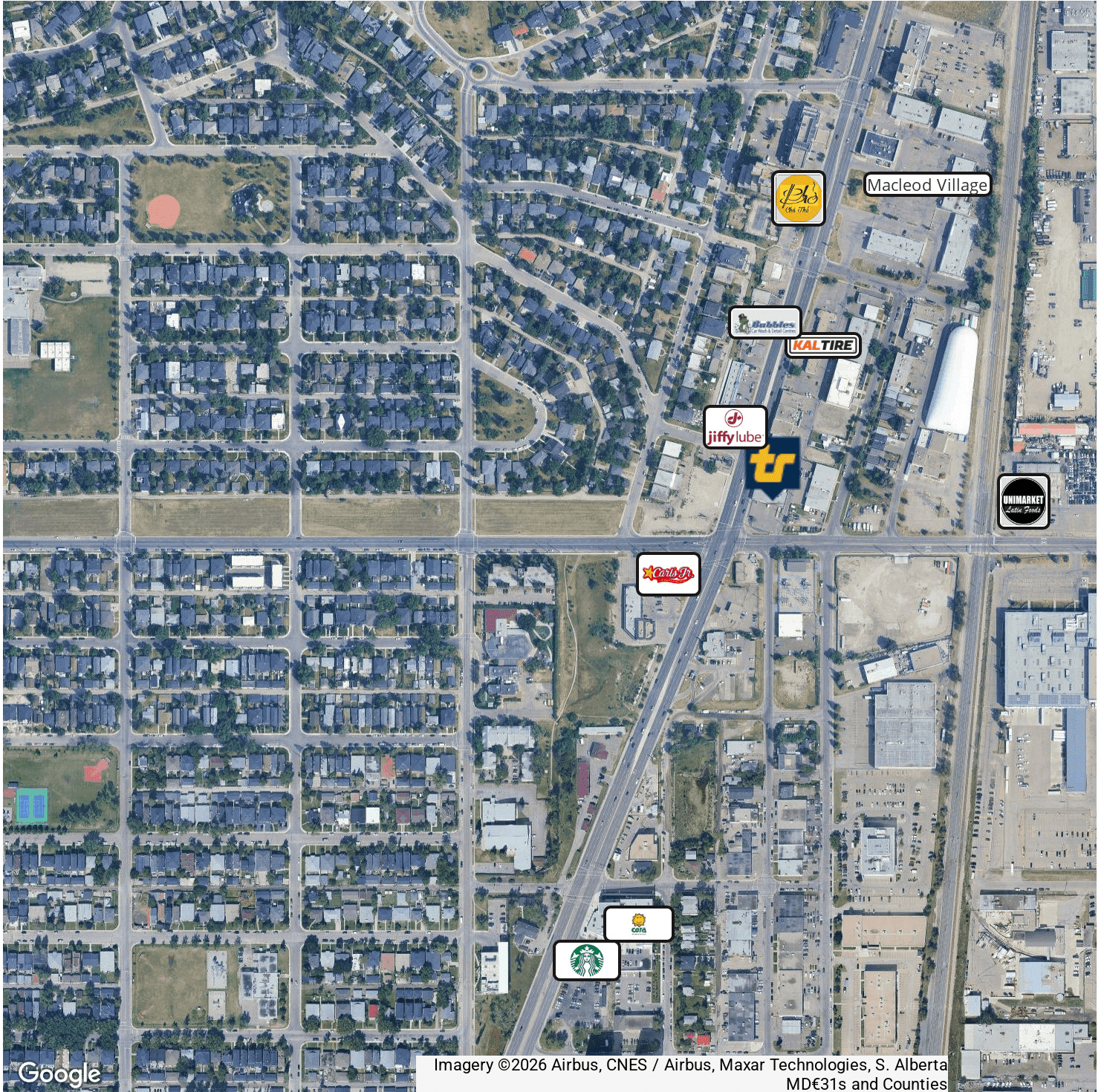
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General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties subject to change and/or withdrawal without notice).

Retailer Map



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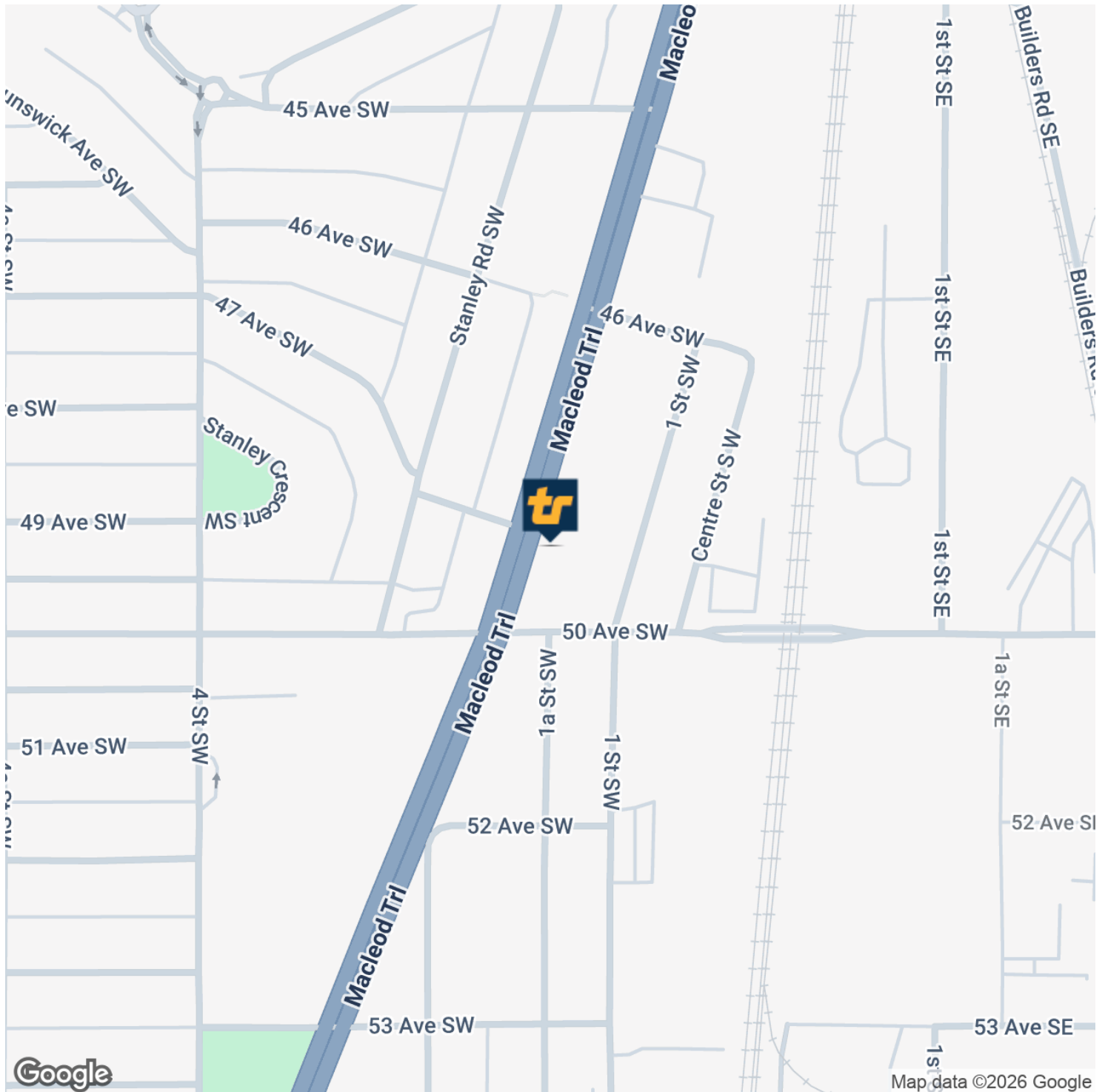
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Location Map



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