



DOUGLASDALE BUSINESS PARK

3528 - 114 AVENUE SE

FOR LEASE



PROPERTY HIGHLIGHTS

- 2,272 sq. ft. of Showroom / Office available for lease
- 1 row of parking; 7 assigned stalls
- Ideally located with easy access to Deerfoot Trail, Barlow Trail and Stoney Trail
- Signage exposure to 29,000 vehicles per day (*City of Calgary 2019 traffic count*)
- Developed, owned & managed by Telsec Property Corporation

Lisa Ha
403-203-3882
lisa@telsec.ca

www.Telsec.ca
TELSEC PROPERTY CORPORATION





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SITE PLAN



AVAILABLE AREA	2,272 sq. ft.
NET MONTHLY RENT	\$3,030.00
NET RATE	\$16.00 per sq. ft.
OPERATING COSTS & PROPERTY TAX	\$8.62 per sq. ft. (est for 2022)
ZONING	INDUSTRIAL - Commercial (I-C)
POWER	208 / 120V, 3phase, 100 amp

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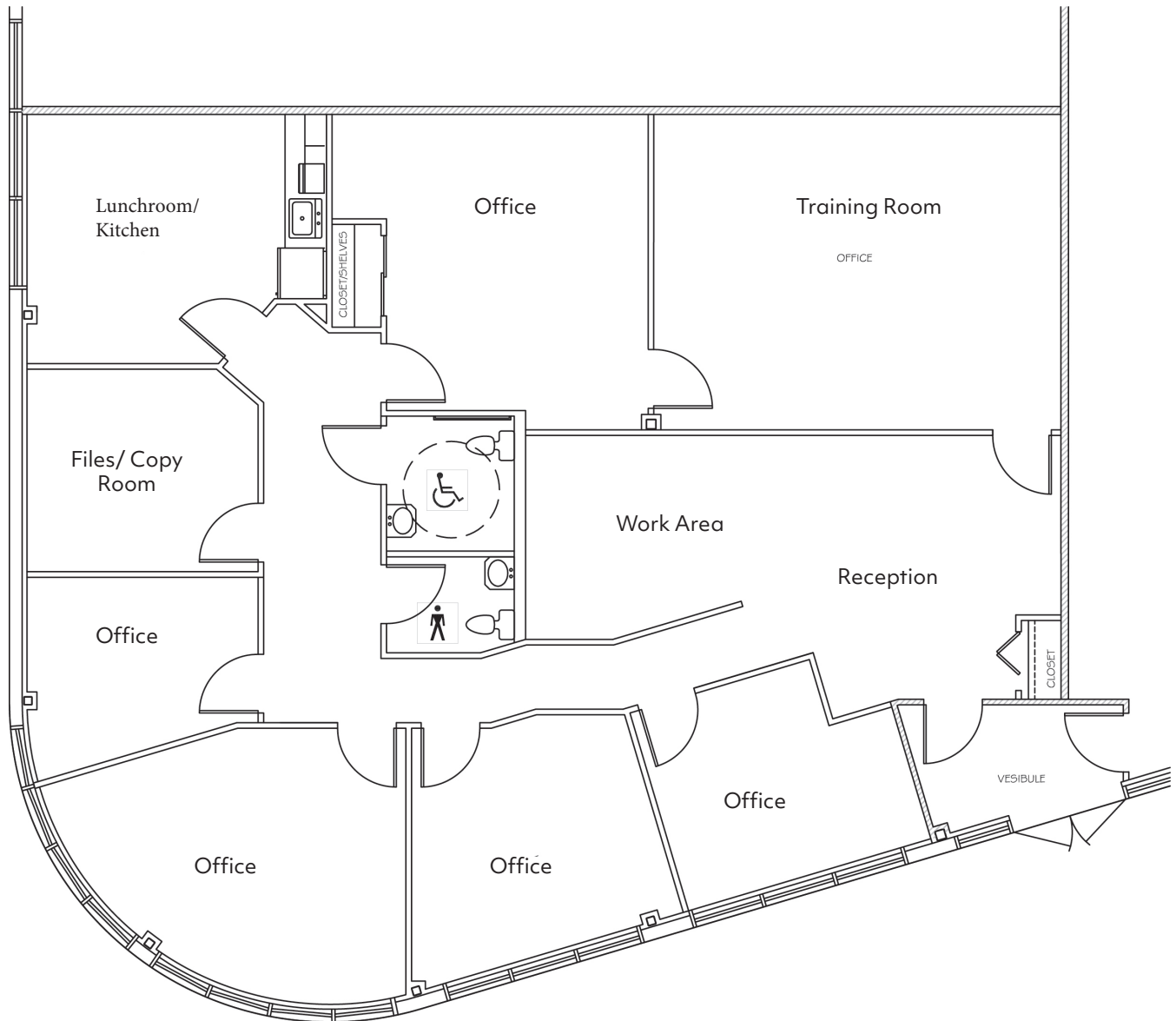




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FLOOR PLAN



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LOCATION



> [VIEW ON GOOGLE MAPS](#)



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