### ROBERT HART MOORE grassroots realty group

# 780-897-4170 robert@grassrootsrealtygroup.ca

#### 10628 46 Street SE Calgary, Alberta

Metal

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N/A

Metal Frame, Metal Siding

Heating: Floors: Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

#### MLS # A2234640



## \$16 per sq.ft.

A Starter A	Division:	Foothills	
	Туре:	Industrial	
	Bus. Type:	-	
	Sale/Lease:	For Lease	
	Bldg. Name:	-	
	Bus. Name:	-	
an 1 4 40	Size:	1,824 sq.ft.	
	Zoning:	I-G	
		Addl. Cost:	-
		Based on Year:	-
		Utilities:	-
		Parking:	-
		Lot Size:	-
		Lot Feat:	-

Industrial Shop with Office, Yard and Crane. Ideal for small welding or machine shop. Office Size: 144 SF Warehouse: 1,680 SF Total Size: 1,824 SF Yard (Included): 1,250 SF (approx.) Basic Rent: \$16.00 Per SF Operating Costs: \$7.75 Per SF Includes: Make-up air, Shared crane (5 Ton), Shared boardroom, Possible shared reception, Shared bathrooms, Shared 16' x 16' loading door. Power: 400a/480v