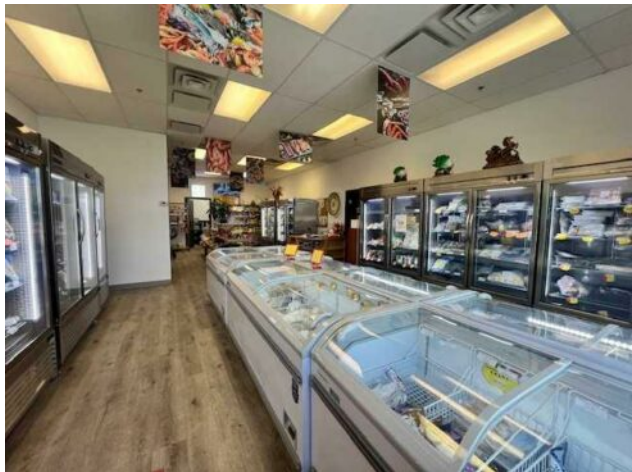



609, 2820 5th Avenue NE

Calgary, Alberta

MLS # A2208849



\$22 per sq.ft.



<b>Division:</b>	Meridian		
<b>Type:</b>	Warehouse		
<b>Bus. Type:</b>	-		
<b>Sale/Lease:</b>	For Lease		
<b>Bldg. Name:</b>	-		
<b>Bus. Name:</b>	-		
<b>Size:</b>	3,000 sq.ft.		
<b>Zoning:</b>	-		
<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

Warehouse space available for sublease, ranging from 800 SF up to 3,000 SF with flexible sizing and negotiable terms. Net rent at \$12/SF and operating costs at \$10/SF (utilities included). Features a convenient dock loading door. 4 years remaining on the head lease & sublease term negotiable. Cooler and freezer are available for rent separately. Ideal for storage, light industrial, or distribution uses. Well-located with competitive rates & don't miss out!