



## HIGHLIGHTS / FEATURES

- End bay unit
- Close to Calgary International Airport
- Easy access to Deerfoot Tr, McKnight Blvd & Stoney Tr.
- Main floor office has been fully developed with demountable wall system that can be reconfigured or eliminated to Tenant's requirements

## PROPERTY INFORMATION

Office 2,200 sq. ft.  
Warehouse 4,730 sq. ft.  
**Total Rentable 6,930 sq. ft.**

Bonus: 2,200 sq. ft. concrete mezzanine with glazing at **no charge**

Yard: 4,320 sq. ft. (60' x 72') fenced and graveled

Loading: 2x 12'x14' drive-in doors

Ceiling: 24' clear

Power: 400 amps @ 120/208 volts

Lease Rate: \$10.00 psf year 1 with escalations

Op Costs: \$6.21 psf (2020)



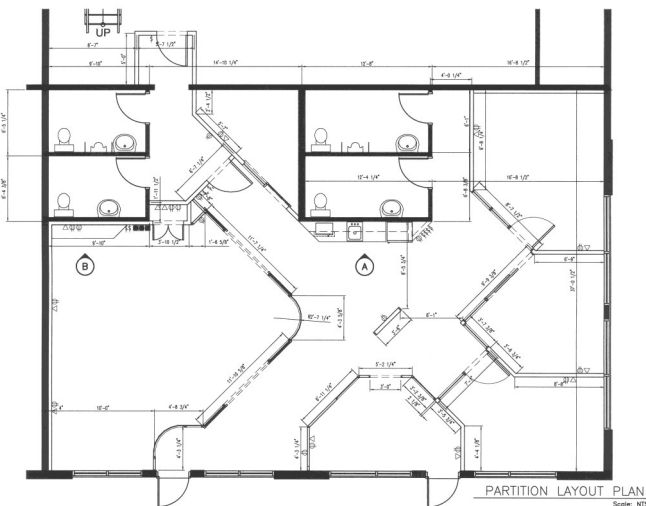
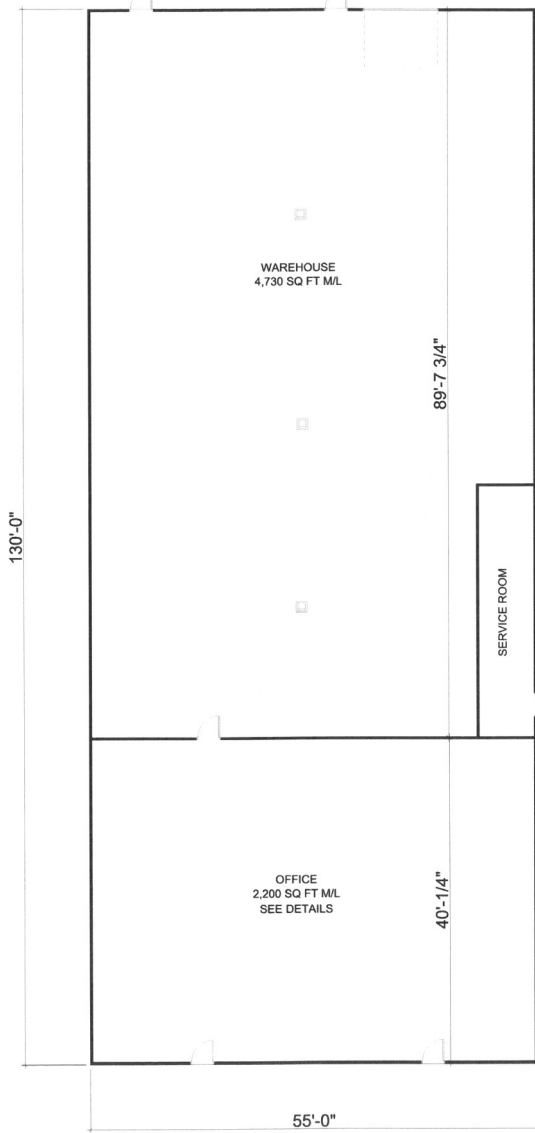
Commercial Real Estate Services

**Harvey Aronovich**  
403-560-2059  
harvey@target-realty.com

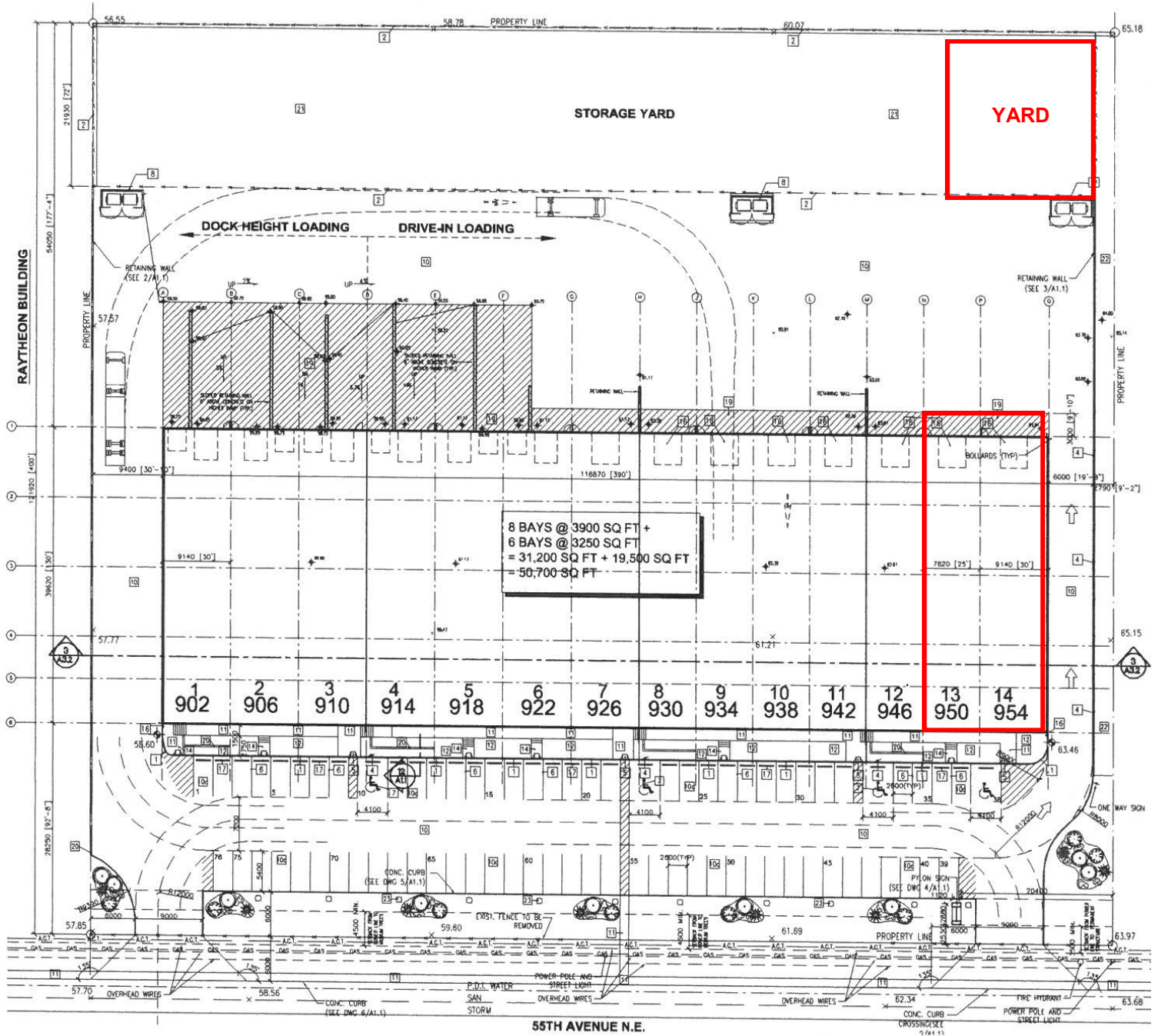
**Bob Legros**  
403-809-7320  
bob@target-realty.com

# Lease

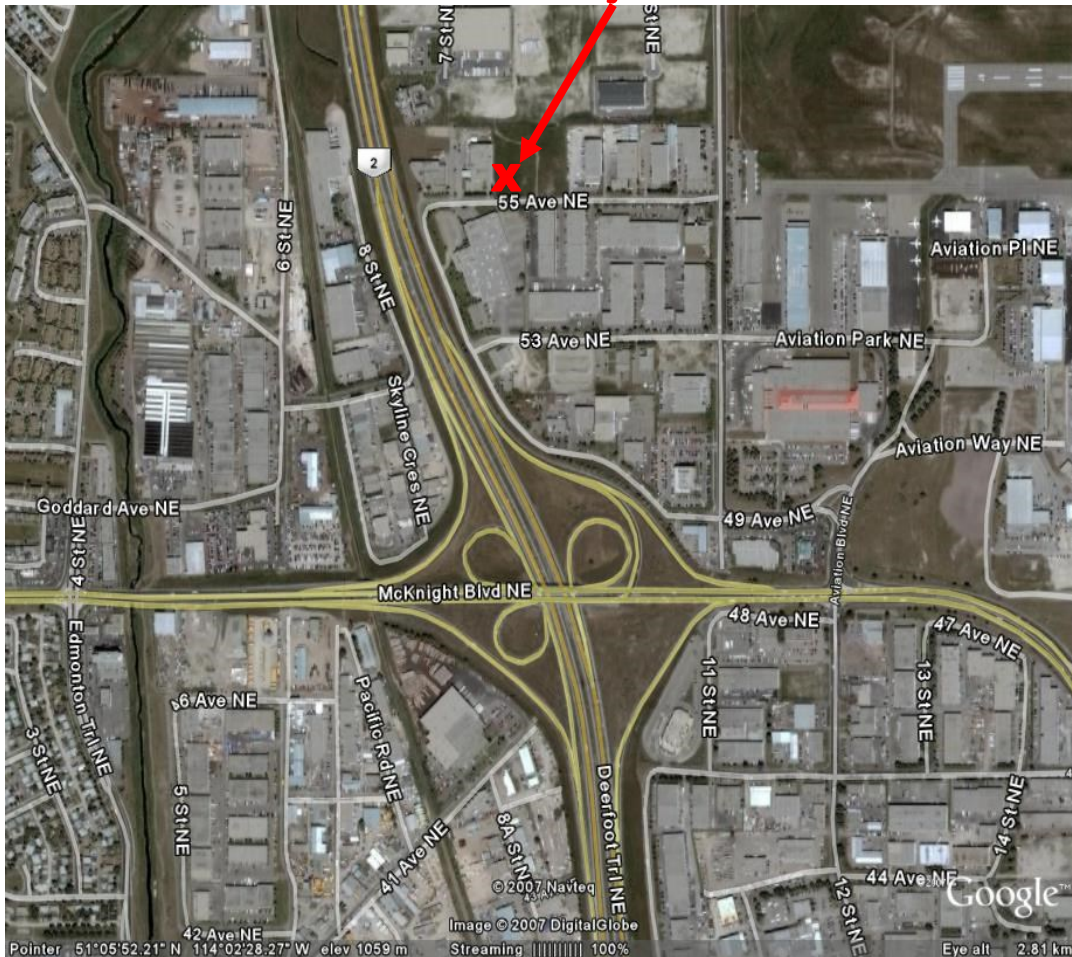
950 - 55 Ave NE







**Subject**



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**Harvey Aronovich**  
403-560-2059  
harvey@target-realty.com

**Bob Legros**  
403-809-7320  
bob@target-realty.com

3, 7725 - 46 Street SE Calgary AB T2C 2Y5 403-253-3060 [www.target-realty.com](http://www.target-realty.com)

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