

Lease

Bay 107, 3953 - 112 Ave SE

**Lease Rate
Reduced!**



HIGHLIGHTS / FEATURES

- High profile visibility at corner of Barlow & 114th Avenue with additional pylon signage at no cost
- Attractive newer building with 2 storey glazing
- 1,200 sq. ft. concrete storage mezzanine at no charge
- Dock loading with large marshalling area at rear
- Ample double row parking at front with additional parking at rear

PROPERTY INFORMATION

Area Available:

Office 1,200 sq. ft.
Warehouse 2,700 sq. ft.
Total 3,900 sq. ft.

Additional 1,200 sq. ft. concrete mezzanine at no charge

Dimensions: Main Fl. 30' x 130' (3,900 sq. ft.)
Mezz. 30' x 40' (1,200 sq. ft.)

Loading: 1 dock door with leveler

Ceiling Height: 24' clear

Term: 3 - 5 years

Base Rent: ~~\$12.00 psf (yrs 1-2)~~
REDUCED TO: \$10.00 psf (yrs 1-2)
with escalations, yrs 3-5
(based on main fl. only)

Op Costs: \$5.36 psf (est. 2020)
(based on main fl. only)

Available: Immediately



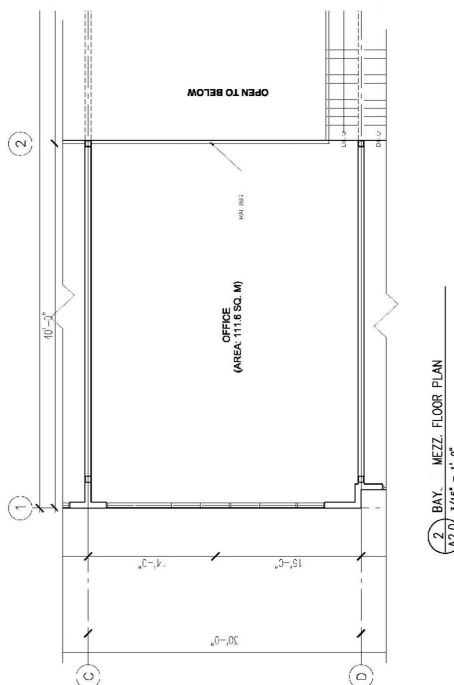
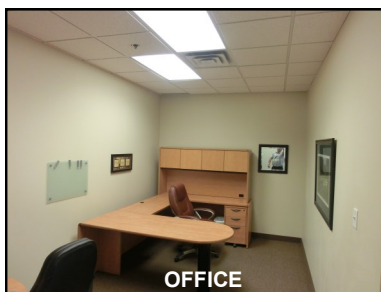
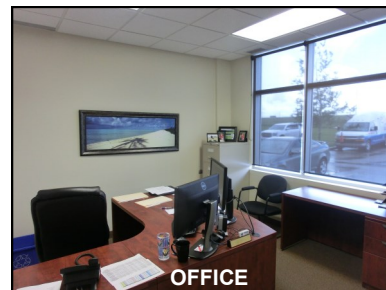
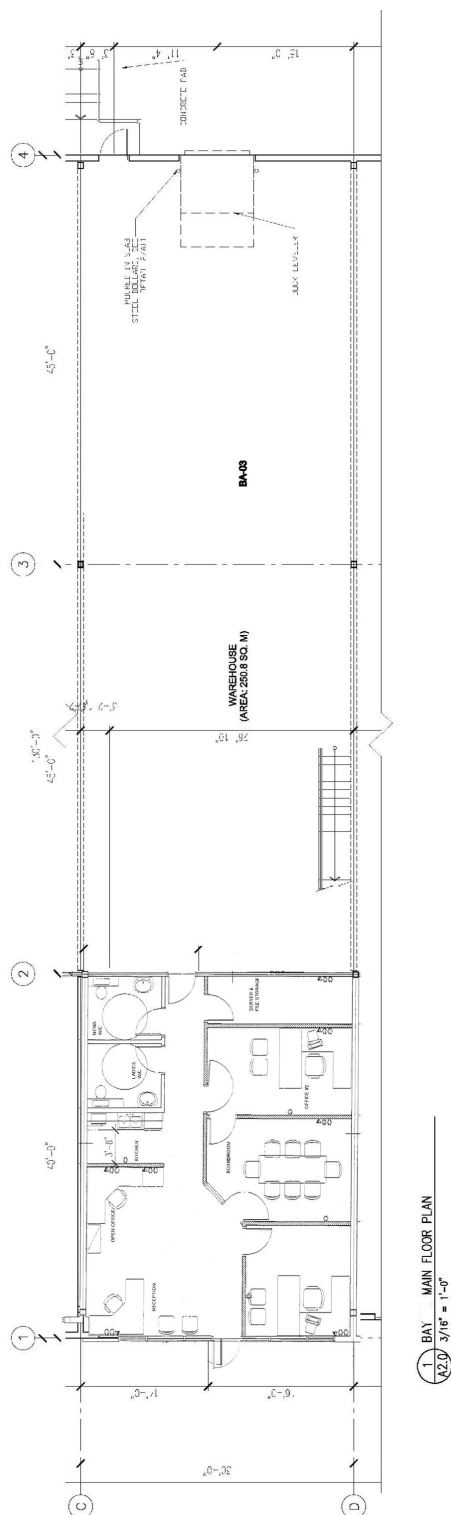
Commercial Real Estate Services

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

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

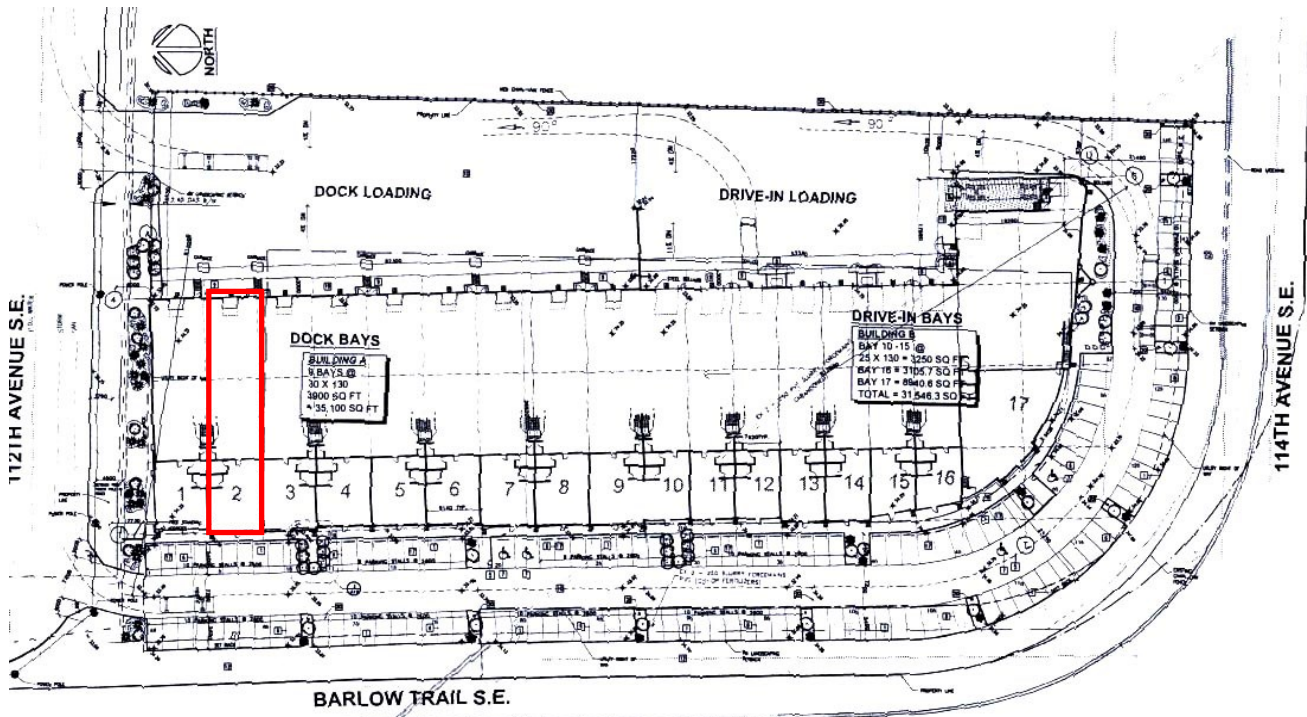
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Bob Legros
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3, 7725 - 46 Street SE Calgary AB T2C 2Y5 403-253-3060 www.target-realty.com

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