



2322 - 49 Ave SE

Lease

HIGHLIGHTS

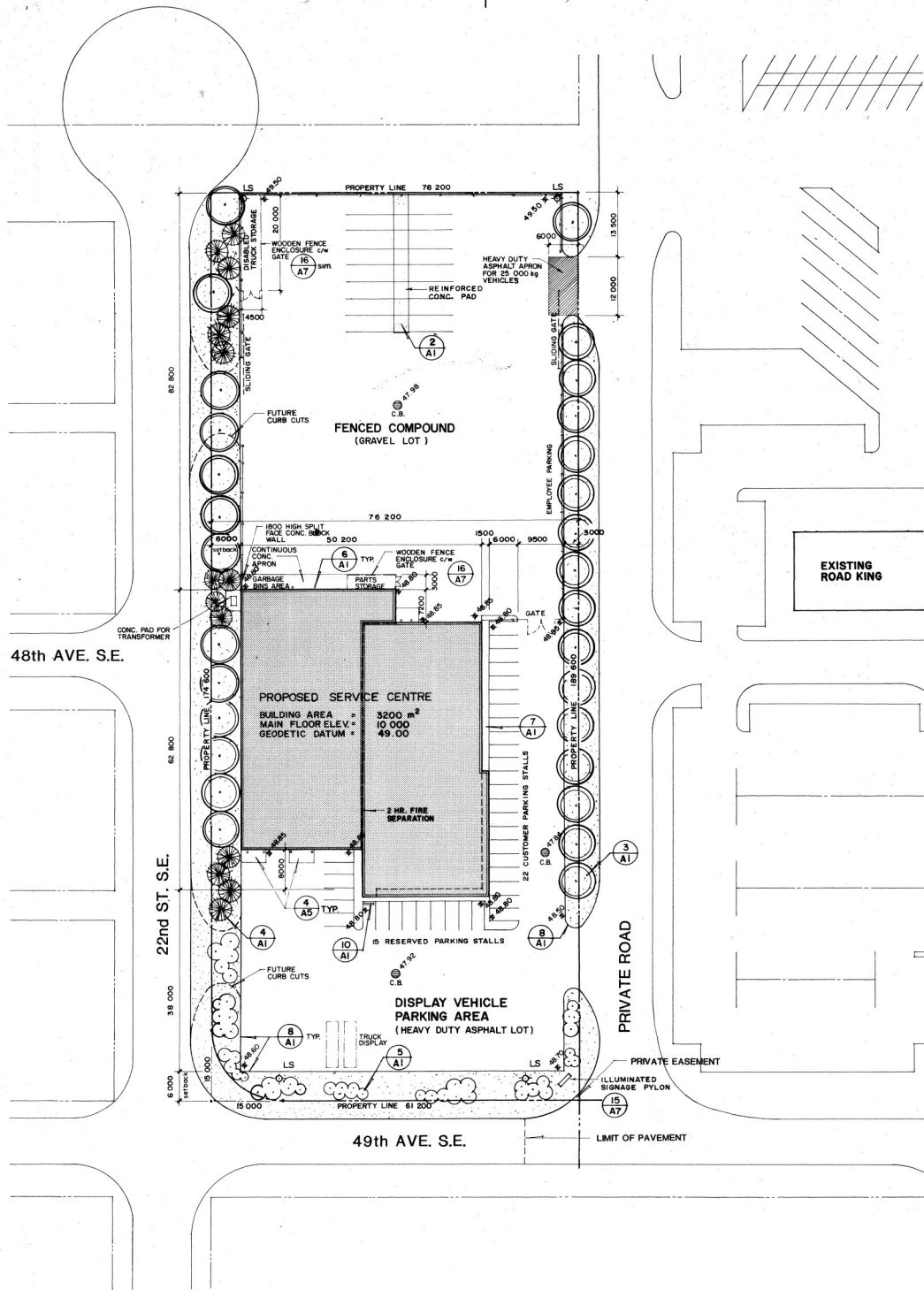
- Exposure to Deerfoot Trail SE (160,000 cars per day)
- New LED lights in office and warehouse
- New flooring and paint
- Parking for 100 cars
- Former Freightliner service facility

PROPERTY INFORMATION

Site Size	3.56 acres	Power	800 Amp @ 120/208 Volts
Office / Showroom (15 individual offices, reception, boardroom)	6,478 sq. ft.	Loading	2- 14'x16' drive-in/drive thru doors 1- 8'x10' drive-in 1- 12'x10' drive-in
Shop & assembly area (Includes offices, lunch room, locker room and storage room)	<u>24,115 sq. ft.</u>	Mechanical	Radiant Heat MUA (capacity TBV) HVAC (office area)
Total Rentable	30,593 sq. ft.	Lease Rate	\$7.50 psf years 1 & 2 With escalations
Rear Yard	1.56 acres	Op Costs	\$3.42 psf self-managed
Ceiling	Shop 20' clear height Assembly area 14' clear height	Possession	60 days
Trench Sump	Yes		



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



48th AVE. S.E.

22nd ST. S.E.

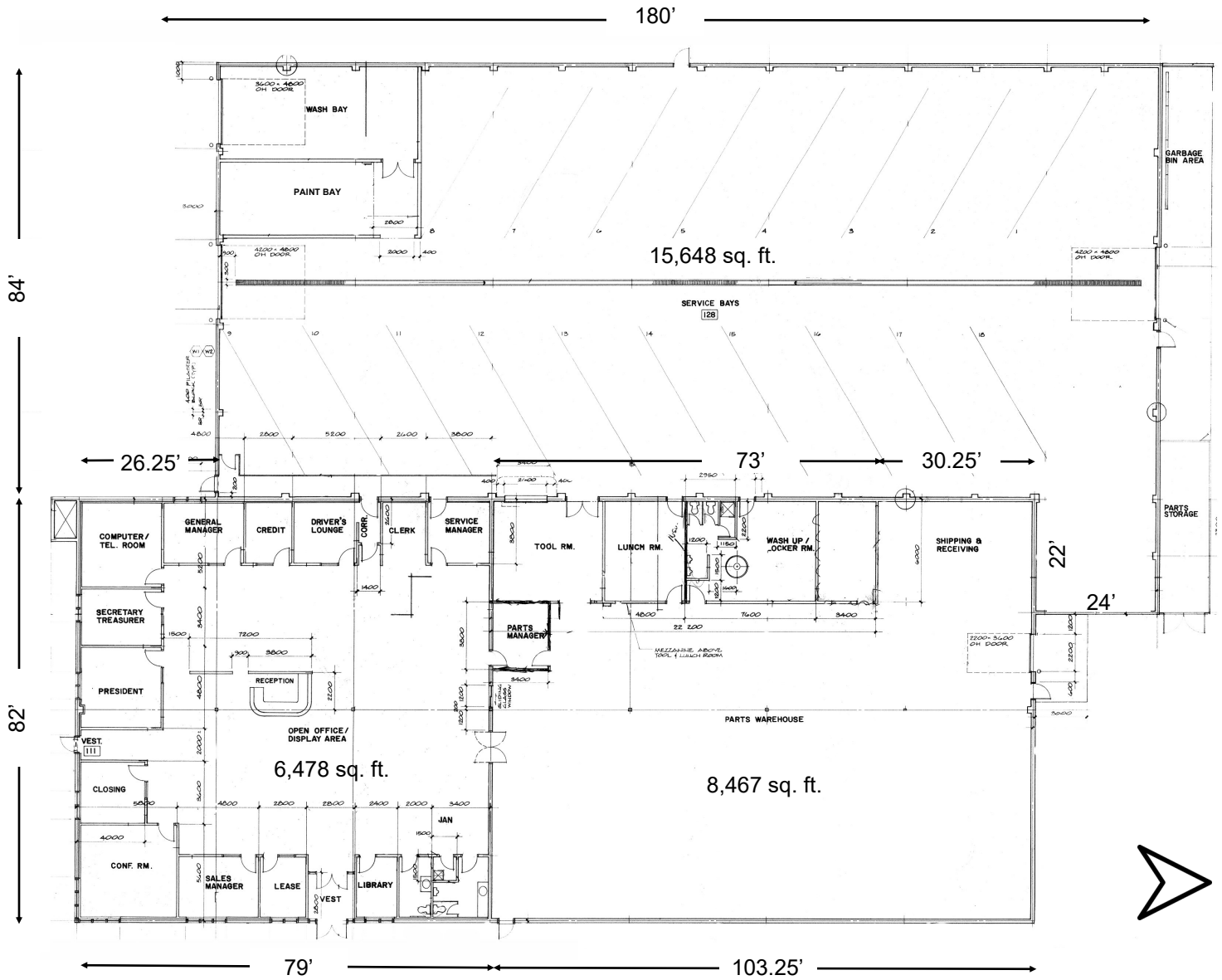
49th AVE. S.E.

PRIVATE ROAD

EXISTING ROAD KING



1 SITE PLAN
A1 SCALE 1:500



RECEPTION / OFFICE AREA



SHOP AREA 15,648 SQ. FT. & ASSEMBLY AREA 8,467 SQ. FT.



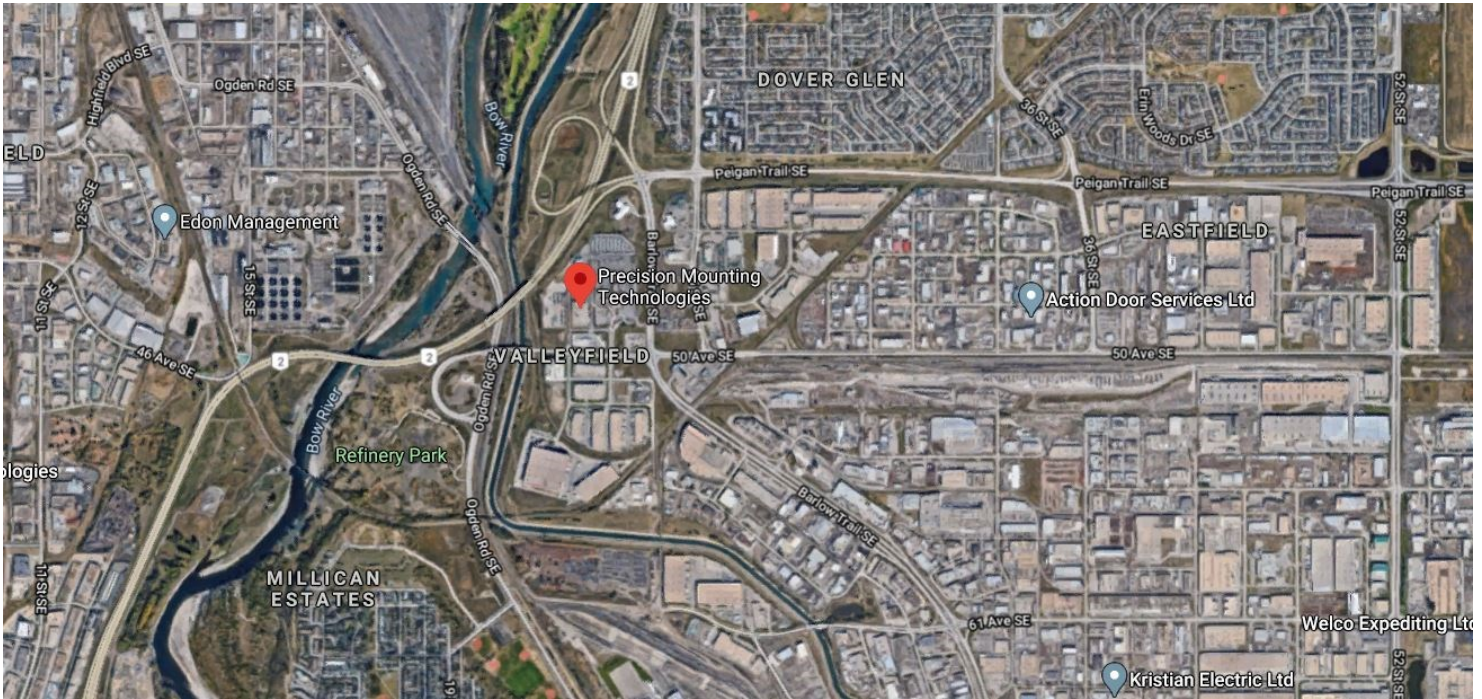
TOTAL USEABLE YARD AREA: 2.64 ACRES



FRONT PAVED PARKING/YARD 1.08 ACRES



REAR YARD, GRAVELED/COMPACTED 1.56 ACRES



target
realty corp.

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

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

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