



Bay 5, 4451 - 58 Ave SE

Lease

HIGHLIGHTS

- Well located just off Barlow Tr. SE and 61 Ave SE
- Close proximity to 52 St SE, Deerfoot Tr. SE and Stoney Tr. SE
- Rare wide small bay, ideal for storage
- Landlord to install new LED lights and paint interior walls

PROPERTY INFORMATION

Available Area:

Warehouse: **2,600 sq. ft.** (32.50' x 80')
Incl. 1 washroom

Ceiling Height: 18'

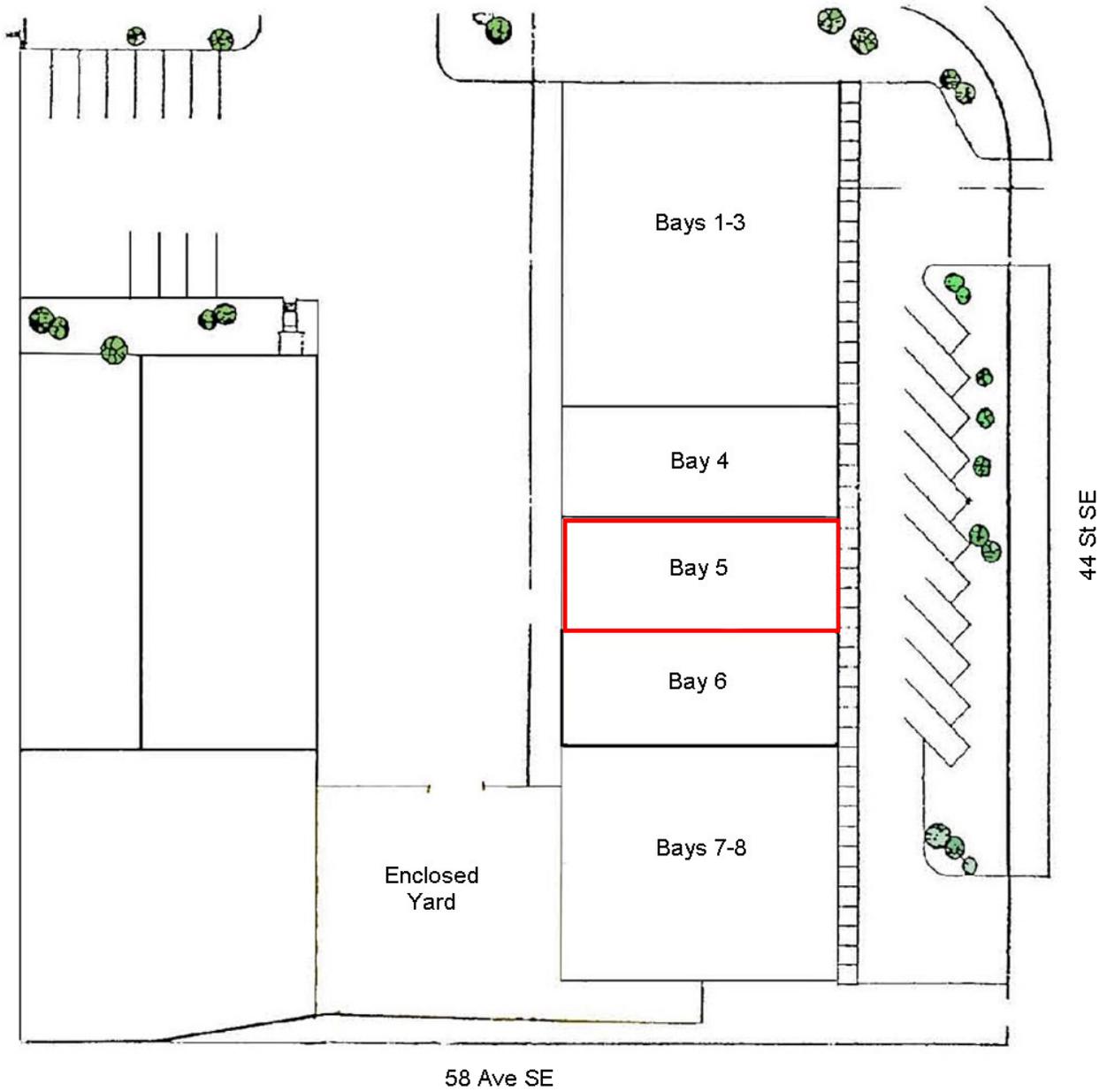
Power: 200 amp (TBV)

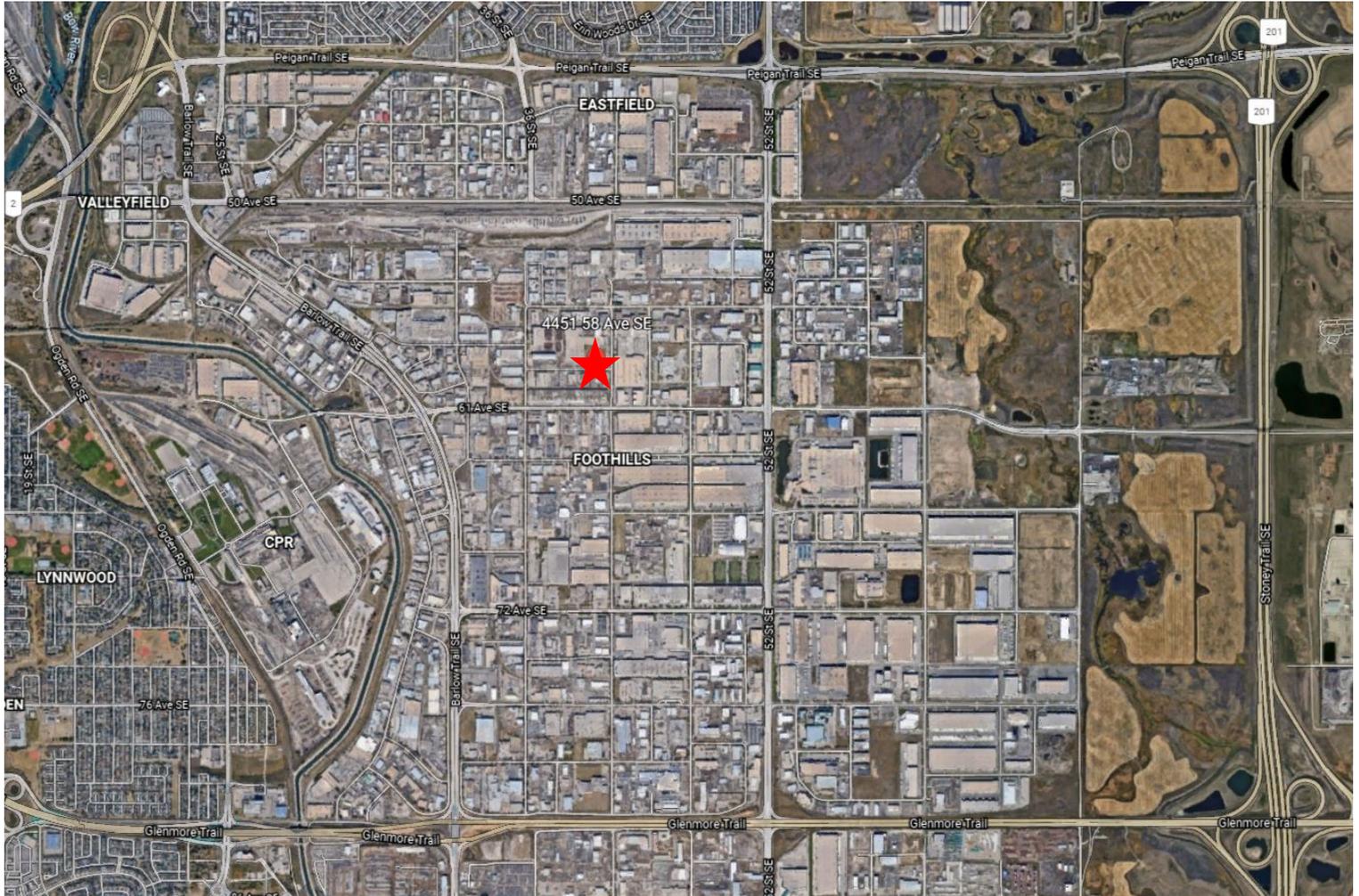
Loading: 1- 12' x 14' O/H door

Sump: Yes

Lease Rate: \$10.00 psf

Op Costs: \$5.83 psf (2021)





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