



3,180 SF

**RARE INDUSTRIAL BAY
NORTH WEST CALGARY**

DOCK & DRIVE-IN LOADING

FOR LEASE | Bay #7, 7819 - 112 Avenue N.W.
Calgary, AB

Lead Agent

Harvey Aronovich

Associate Vice President

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Tate Aronovich

Associate

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CDNGLOBAL[®]

www.cdnglobal.com | 403.265.9966

FOR LEASE |

PROPERTY DETAILS

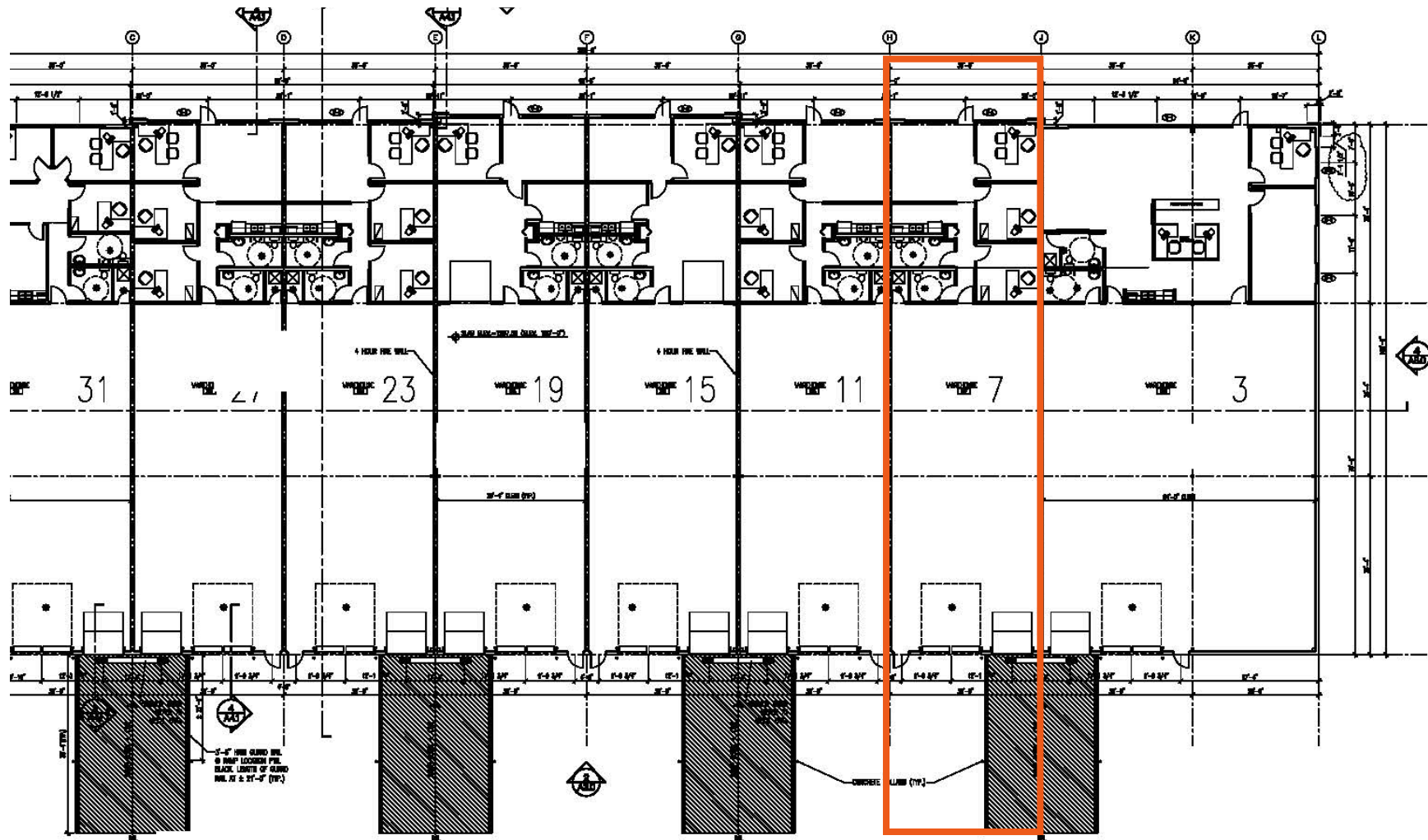
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|---------------------------------------|---|-----------------|
| • DISTRICT: | Royal Vista Business Park | |
| • ZONING: | Direct Control 51D2022 (I-G Guidelines) | |
| • SIZE: | Office: | 1,065 SF |
| | <u>Warehouse:</u> | <u>2,115 SF</u> |
| | Total | 3,180 SF |
| • LOADING: | 1 - 12' x 14' Drive-in (electric opener) 1 - 9' x 12' Dock (electric opener) | |
| • CLEAR HEIGHT: | 20'6" | |
| • POWER: | 100 Amp @ 600 Volt 3 Phase | |
| • LEASE RATE: | \$18.00 P.S.F. with escalations | |
| • OPERATING COSTS (EST. 2022): | \$7.34 P.S.F | |
| • AVAILABILITY: | March 1, 2023 | |

COMMENTS

- Rare I-G zoning in NW Calgary
- Ideal location next to North West Auto Mall
- Close proximity to Royal Oak Center & Beacon Hill Shopping Center and large residential developments
- Office Ceiling height - 11'-0"
- 30' wide bay
- Double row parking at front
- A/C in office area
- Radiant heat and overhead unit heater in warehouse



FLOOR PLAN



*Floor plan not to scale

Walmart

Tim Hortons



SUBJECT PROPERTY

COUNTRY HILLS BLVD

STONEY TRAIL

DRIVING DISTANCE



- Deerfoot Trail NE 13 Mins
- Downtown Calgary 21 Mins
- YYC International Airport 25 Mins
- Stoney Trail NE 2 Mins

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