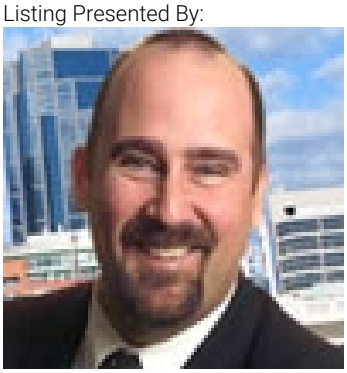


407 34 Avenue Calgary Alberta

$14

Excellent opportunity to lease a versatile office, shop and secured yard property in Calgary! Offering approximately 2,570 SF of building space on a 12,737 SF (0.29-acre) fenced gravel yard, this property is ideal for businesses requiring a combination of office, shop, equipment storage and outdoor operational space. The building features approximately 446 SF of office space, 1,250 SF of shop space and an additional 874 SF unheated Quonset for cold storage with direct shop access. Interior features include a reception area, private office, two washrooms and a 10-foot-wide overhead grade-loading door. The fully fenced and gated yard includes an additional exterior power source, and flood lighting. The yard is included in the rent, with no additional charges for parking, storage or signage. Offered at $14.00 PSF net plus $8.40 PSF operating costs, for a total of $22.40 PSF. Five-year lease term with negotiable escalations. Exclusion Auto use on the site. A practical and flexible leasing opportunity for businesses seeking office, shop and secured outdoor space in one location. Contact us today for more information or to arrange a viewing! (id:6769)

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