

FOR LEASE

OFFICE / WAREHOUSE

2009 - 10th Avenue S.W.



3,347 Square Feet



The Norcal Group

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PROPERTY HIGHLIGHTS

2009 -10th Avenue S.W.

DISTRICT:	Scarboro
LEGAL DESCRIPTION:	Plan 5700 AG; Block 242; Lots 5-9
ZONING:	DC (Direct Control)
WAREHOUSE (main):	2,327 square feet
OFFICE (upper):	1,019 square feet
ELECTRICAL:	100 amp
MECHANICAL:	Air conditioning
CEILING HEIGHT:	8' Clear
LEASE RATE:	\$9.50 per square foot
OPERATING COSTS:	\$3.68 (2011) per square foot
AVAILABLE:	Immediate
COMMENTS:	Great location at Crowchild and Bow Trail good access to future Sunalta LRT station

