

For Lease

#140, 1329 45 Avenue N.E.

MCCALL

Warehouse • Office • 7,746 sqft



- Extensive Office Build Out
- Two Level Unit - Divisible
- Dock Loading in Secured Yard
- Multiple Exterior Entrances

- Central NE Location
- Access to McKnight and Deerfoot
- Ample Parking



105, 4950 McCall Way N.E.
403.291.3010

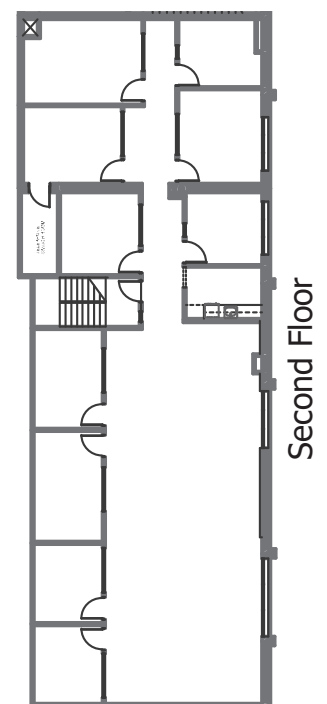
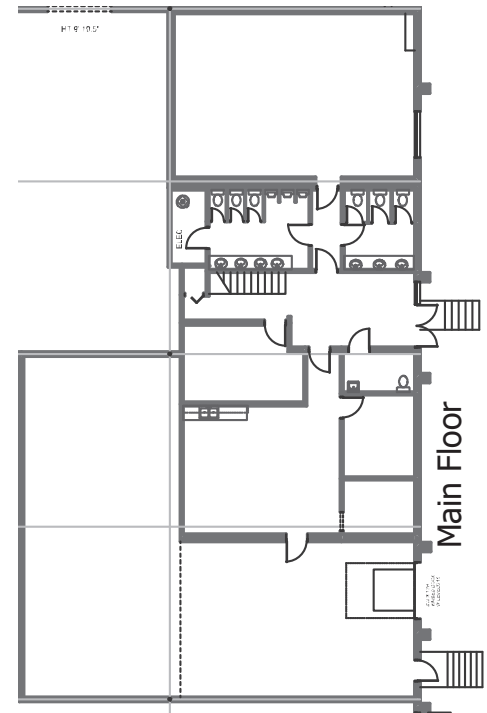
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Property Highlights:

#140, 1329 45 Avenue N.E.

DISTRICT:	McCall
ZONING:	I-G
BUILDING SIZE:	55,750 sqft
BAY SIZE:	7,746 sqft
WAREHOUSE:	1,500 sqft
LOADING:	1 Dock
LEASE RATE:	\$12.00 /sqft
OPERATING COSTS:	\$2.22 /sqft
PROPERTY TAXES:	\$2.67 /sqft
AVAILABILITY:	Immediately



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