

PROPERTY FOR LEASE



105, 4950 McCall Way
N.E. 403.291.3010

FRANKLIN

Warehouse and Office Space #14, 2916 5th Avenue, N.E., Calgary, AB



4,800 Sq Ft for Lease

Kevin Deeks

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PROPERTY DESCRIPTION

High exposure commercial office/warehouse space which is well located on 5th Avenue, NE.

PROPERTY HIGHLIGHTS

- Kitchen
- Two Offices
- Ample Parking
- Central Location
- Close to LRT & Transit
- Upgraded Building Exterior
- New Vinyl Floor in the office
- Storage Mezzanine(655 sq ft)
- Accessible Lower Level Space

OFFERING SUMMARY

Lease Rate	\$12.00/Sq Ft
Op. Costs:	\$2.41/Sq Ft
Property Taxes	\$2.54\$/sq Ft
Occupancy:	Immediate
Community:	Franklin Industrial Park

LISTING DETAILS

Zoning:	I-G
Ceiling Height:	18'
Loading:	1 Drive-In(12x12)
Available SF	4800 total (2400 office, 2400 warehouse)
Electrical	150 Amps, 600 Volts, 110/208
Mechanical	RTU/Unit Heaters

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