

FOR LEASE/ SALE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



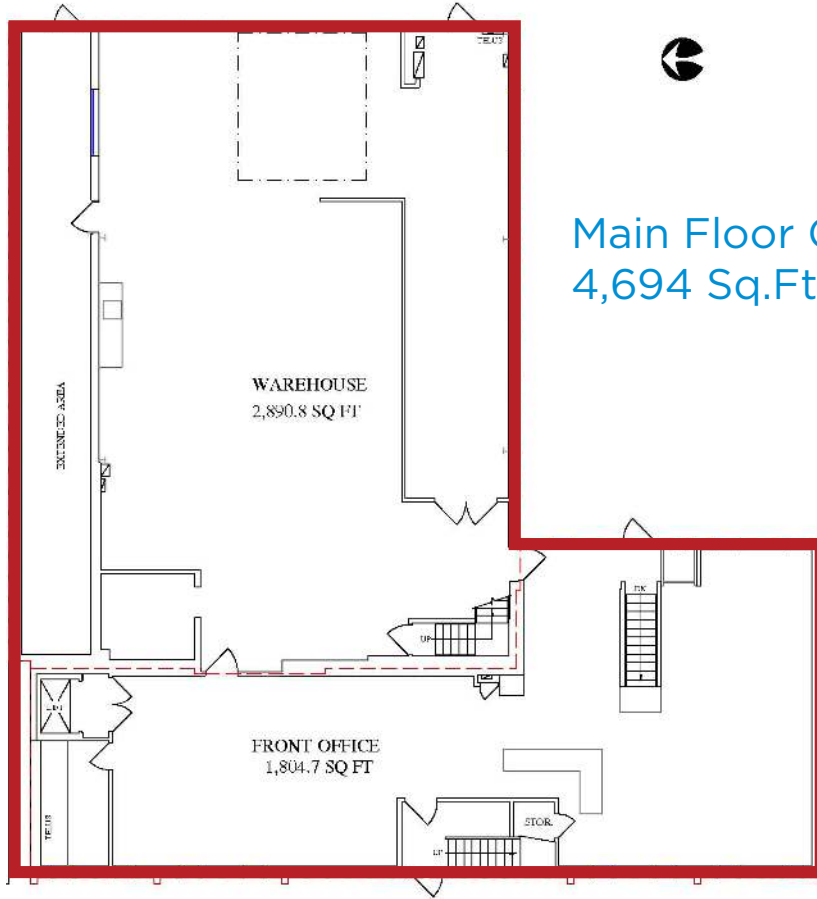
Office Space/Warehouse

4710 - 1 Street S.W., Calgary, AB
7,064 Sq.Ft. (+/-)

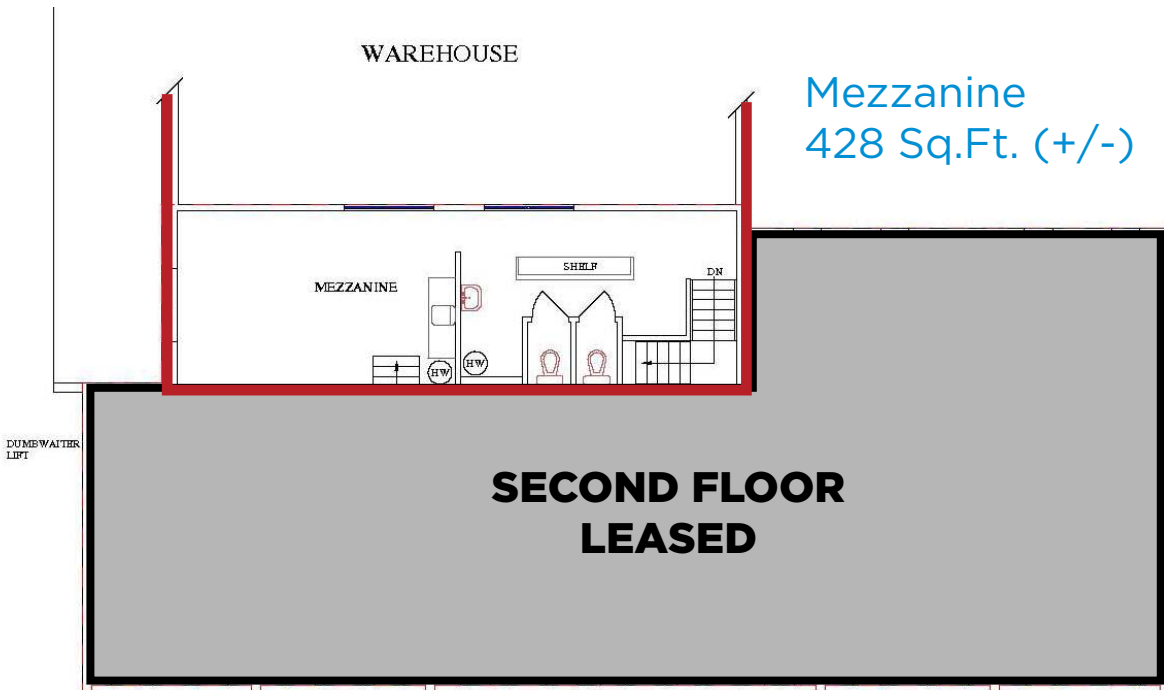
Property Highlights

- Ground floor showroom/Office Space
- Warehouse with 10' x 16' door
- Second Floor 2 offices, washroom with shower, staff kitchen, lounge area
- Full basement storage area (not in GLA)
- Small mezzanine in warehouse
- Gated and fenced outside storage compound with quonset
- Warehouse newly painted, with upgraded LED lighting
- New ceiling tiles and lighting in office area
- Two new handicapped washrooms installed
- New flooring, paint and lighting in mezzanine area
- Second floor office could be leased seperately

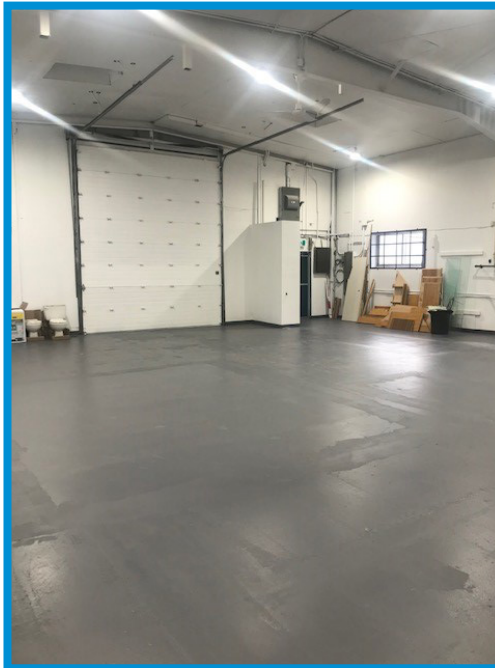
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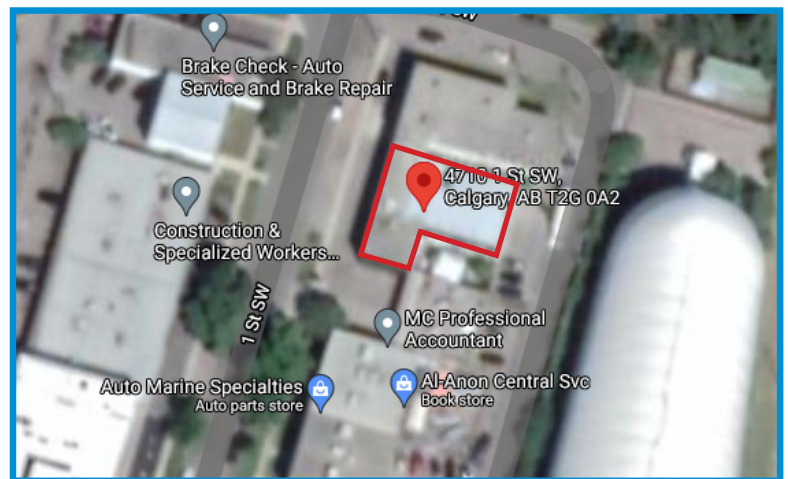
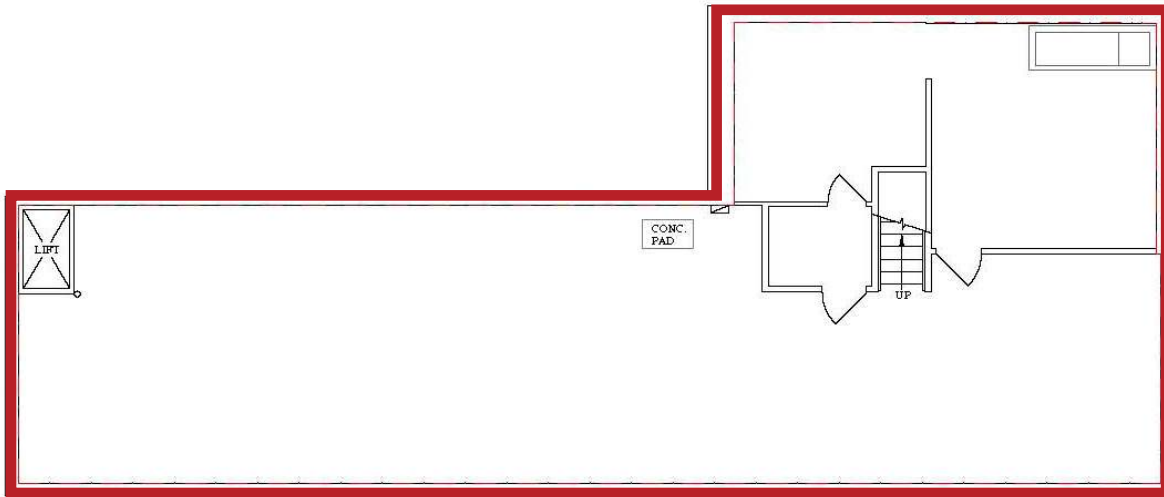
Main Floor Office & Warehouse
4,694 Sq.Ft. (+/-)



Mezzanine
428 Sq.Ft. (+/-)



Basement
1,624 Sq.Ft. (+/-)



Property Details

Address:	4710 - 1 Street S.W., Calgary, AB
Legal Description:	Plan 5360 AM, Block 5, Lot 3-5 Inclusive
Total Size:	5,122 Sq.Ft. (+/-)
Yard Size:	1,200 Sq.Ft. with 400 Sq.Ft. Quonset
Basement Size:	1,624 Sq.Ft. (+/-)
Warehouse Size:	2,890 Sq.Ft. (+/-) - Ceiling Height 14-16'
Ground Floor Office Size:	1,804 Sq.Ft. (+/-)
Mezzanine Size:	428 Sq.Ft. (+/-)
Second Floor Office Size:	1,900 Sq.Ft. (+/-) - LEASED
Zoning:	I-R
Parking:	8 stalls in front, 6 in rear and ample street parking
Possession:	Immediate
Loading:	10'x16' drive in door
Electrical Service:	400 amp 120/208 Volt 3 Phase Service
Purchase Price:	\$1,800,000.00
Lease Rate:	\$5,200/Month Gross + Utilities
Operating:	Self Managed

Contact

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