

2824 58 Avenue

 Calgary, Alberta

*One Remaining Industrial
Bay For Lease!*

open
PROPERTY
GROUP

THE DETAILS

Area	Bay 1: 1,626 sf
Office Area	121 sf
Warehouse Area	1,505 sf
Mezzanine	201 sf FREE OF CHARGE
Loading Doors	2 (12' x 14') drive-ins
Ceiling Height	18' clear (TBV)
Power	100 Amps
Rate	\$15.00 psf
Operating Cost	\$7.68 psf
Zoning	I-G

SNAPSHOT

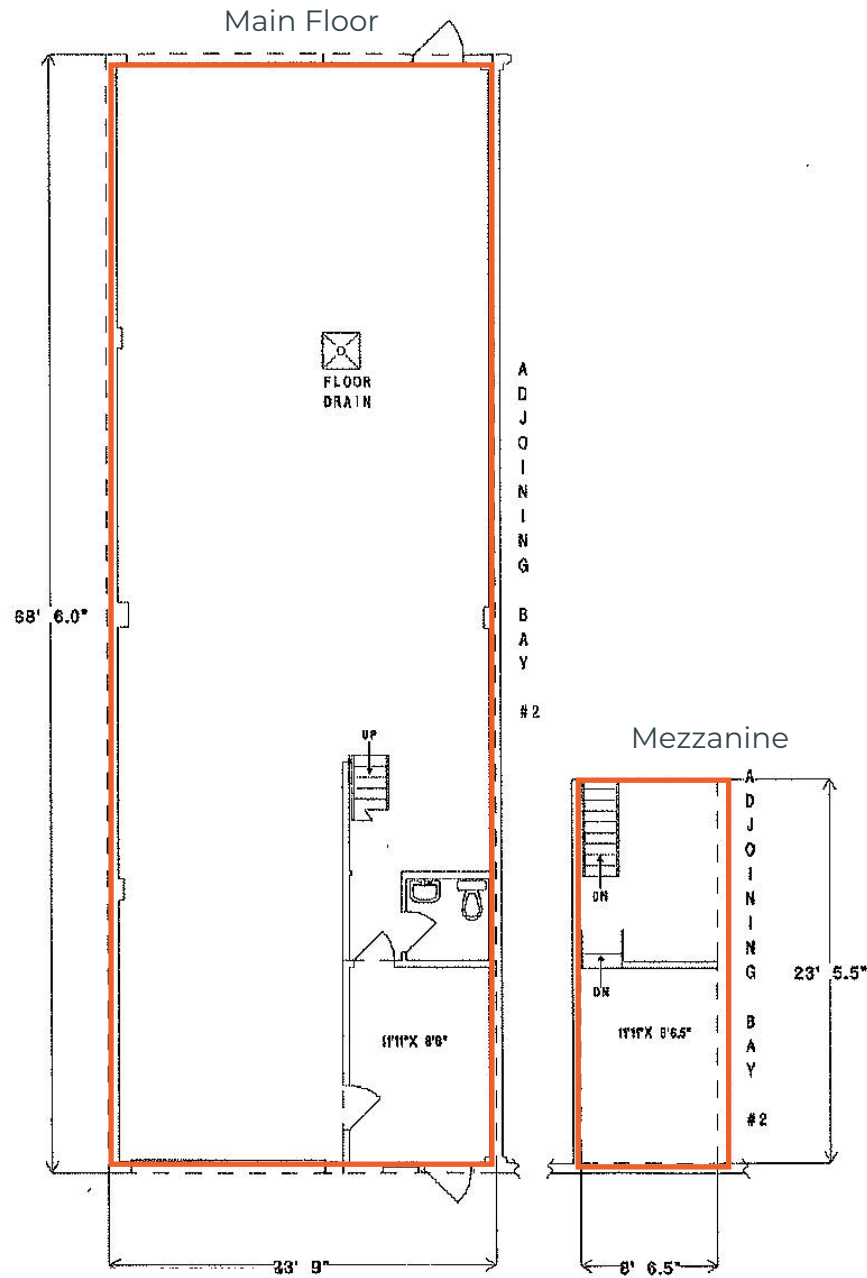
- Functional small-bay warehouse with drive-through loading access
- Bonus mezzanine area ideal for additional storage or flexible use
- Conveniently serviced by Calgary public transit
- Excellent connectivity to Barlow Trail SE with quick access to Glenmore Trail, Deerfoot Trail, and Stoney Trail





FLOOR PLAN

-  Leased
-  Available
-  Under Offer



LOCAL MARKET

26,455
Population



10,238
Households



\$79,867
Median Household \$

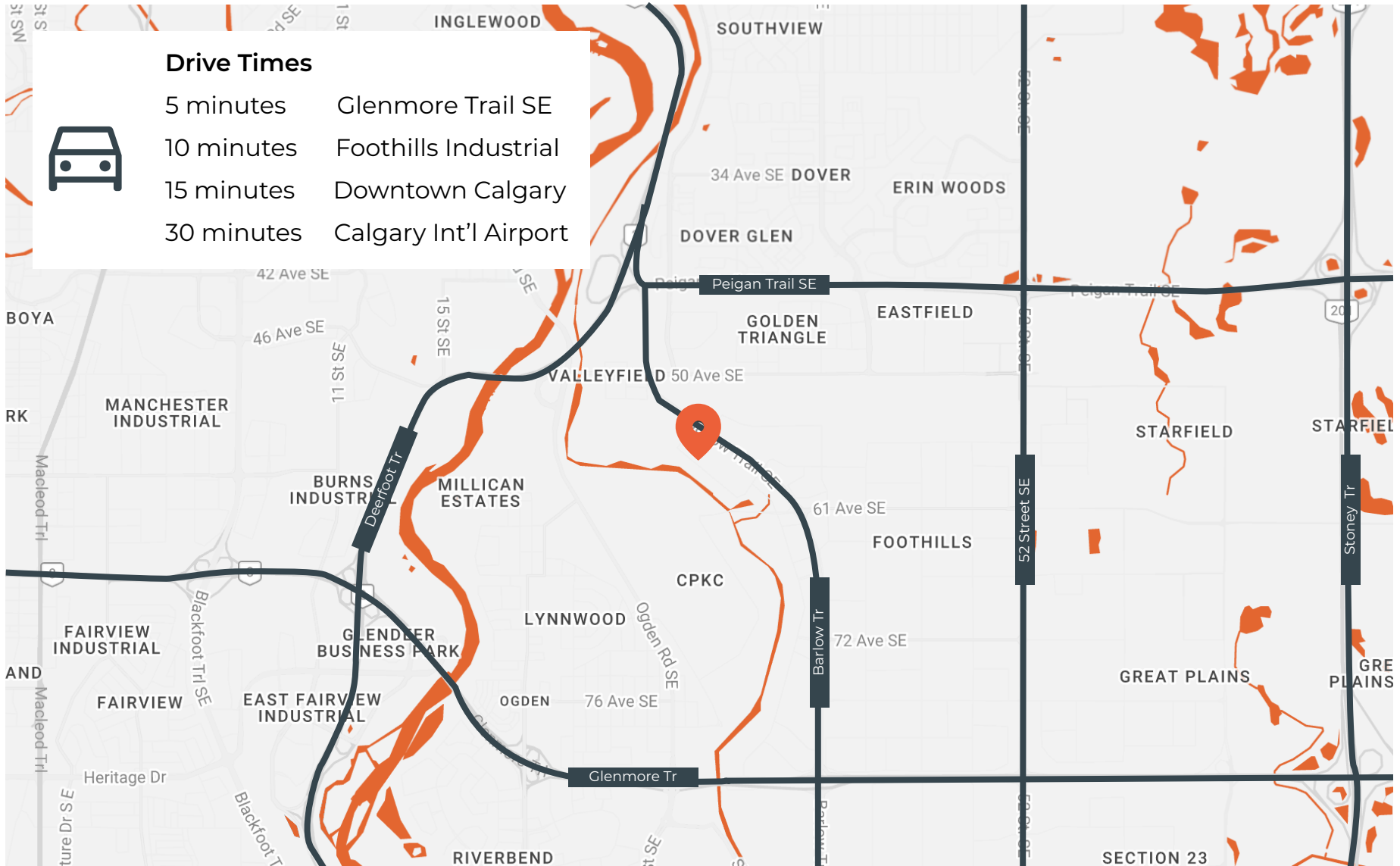


PERKS



Drive Times

- 5 minutes Glenmore Trail SE
- 10 minutes Foothills Industrial
- 15 minutes Downtown Calgary
- 30 minutes Calgary Int'l Airport





OPEN THE DOOR TO POSSIBILITY.

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CANADA

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