



SMI Commercial • Industrial Division

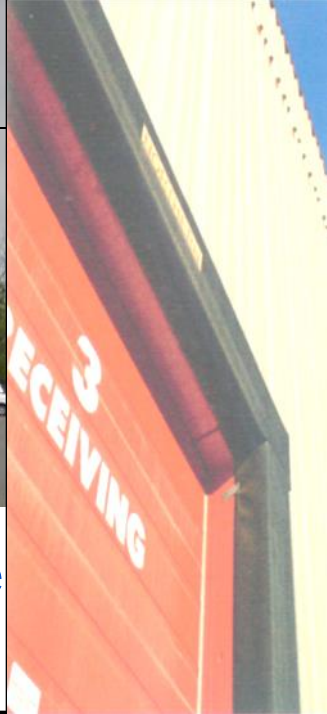
Calgary SMI Commercial Real Estate Limited
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Commercial Industrial Bay For Sale 3670 – 63rd Avenue N.E.; Bay 124

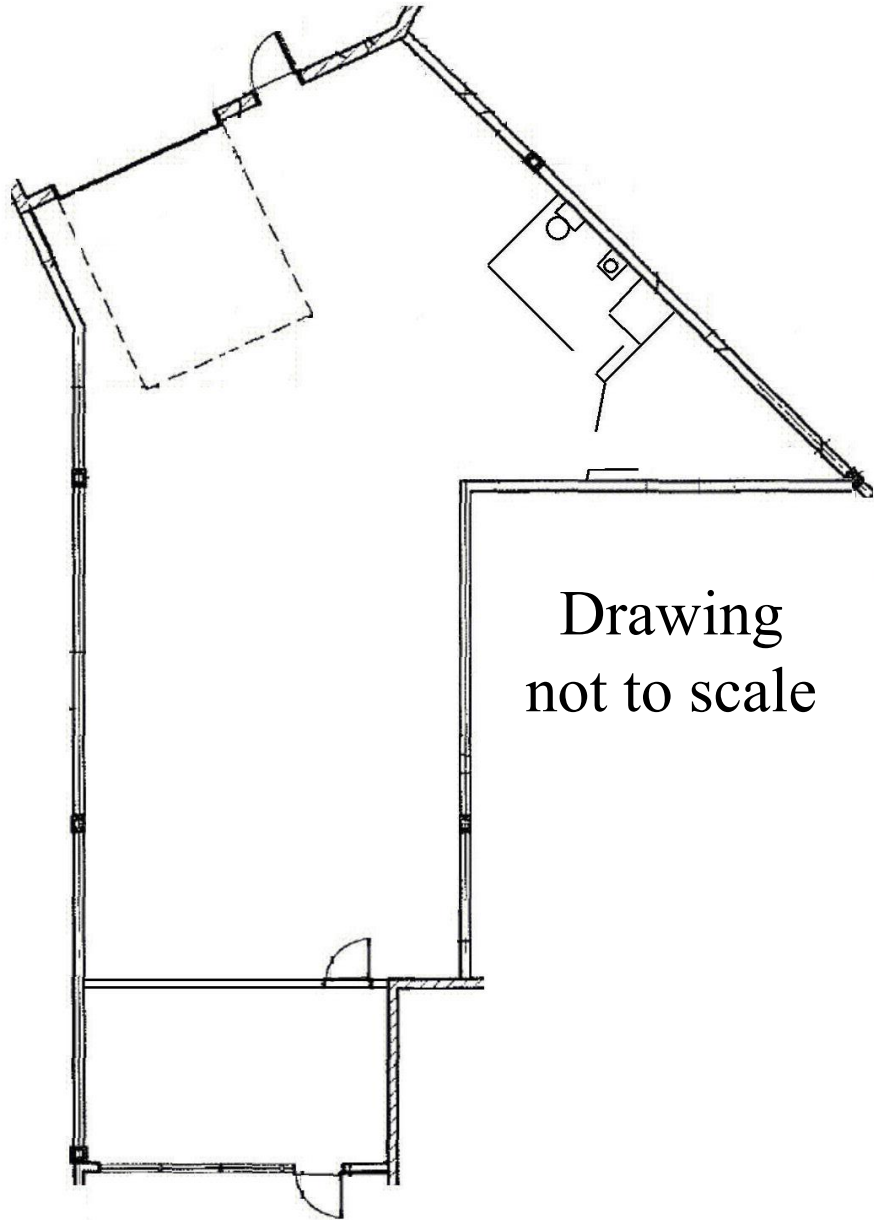


2,038 sq.ft.

- 12'w X 14'h OH Drive-in door
- Former cabinet woodwork shop includes Exhaust/**Make-up air** system (CFM to be confirmed)
- 100 Amp (to be confirmed)
- **I-B Industrial Business zoning**
- Newer construction
 - Minutes walk to Westwinds C-Train Station
 - Minutes drive to Calgary International Airport as well as Metis, McKnight, Deerfoot & Stoney Trails

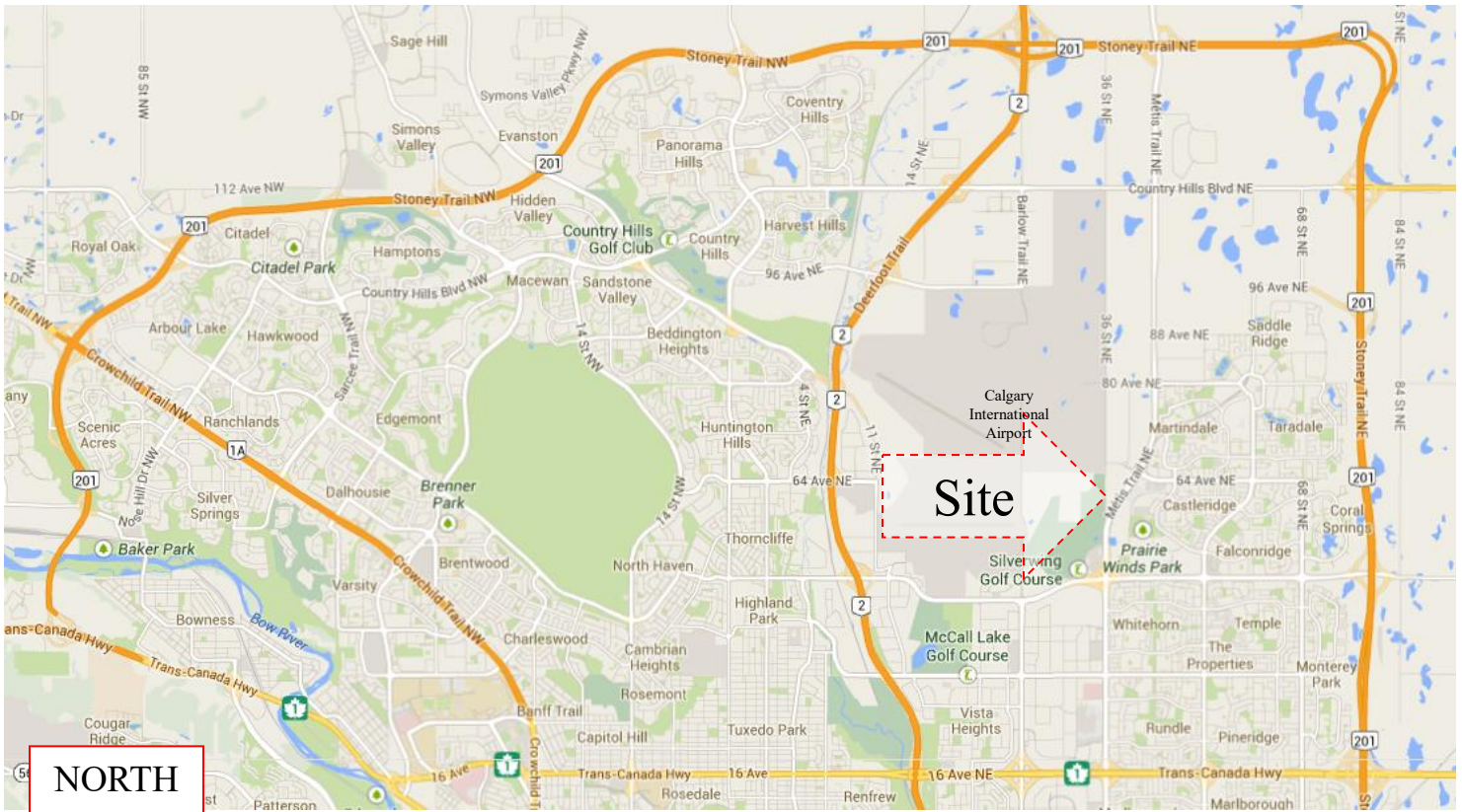
Prop. Tax: \$6,302.41 / yr.
Condo Fees: \$821.47 / mo.

\$699,000



HIGH-QUALITY INDUSTRIAL SALE

Bay 124, 3670 – 63rd Avenue N.E.



This package is intended for information purposes only. Recipients should not rely upon it for factual information. The information contained within this package is considered to be accurate but Calgary SMI Commercial Real Estate Limited does not warrant it to be so. Recipients should conduct their own investigations to determine the accuracy of information contained herein. All information is subject to change without notice.