



Calgary SMI Commercial Real Estate Limited
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Contact:

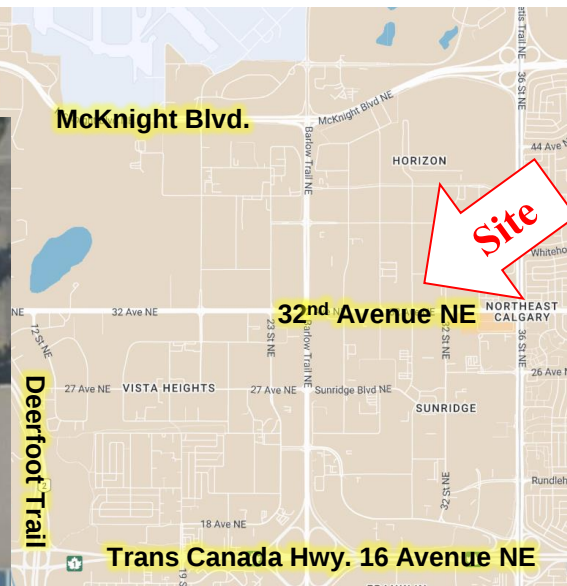
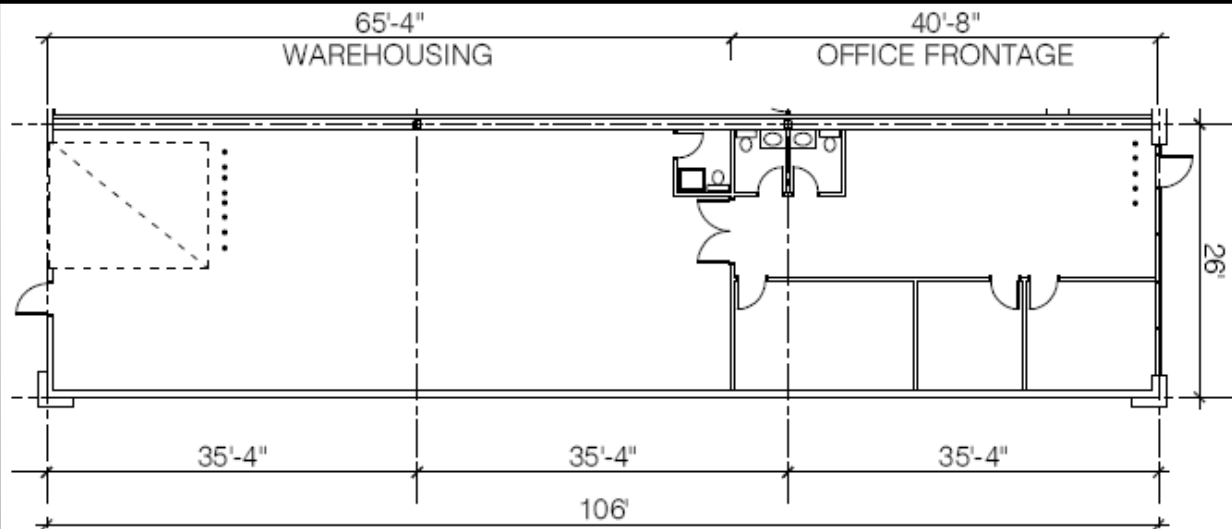
Bernie Bajnok
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Bay 52

2,756 sq. ft.
(incl. 1,699 warehouse
+ 1,057 office)

- 12' X 14' drive-in door
- 100 amp (120/208 Volt / 3-phase) electrical
to be confirmed
- office & showroom
- Ample, double-row front parking for clients and staff
- Clean uses only – no automotive
- Minutes walking distance to Whitehorn C-Train Station
- Horizon Industrial Park
- Building Signage & Pylon Sign
- Close to major transportation routes of 32nd Avenue NE, Barlow Trail & McKnight Blvd.

\$14.00 net rent
\$5.25 Op. Cost
(2025)



(may not be as shown and all measurements are subject to confirmation by those relying on this information)