

For Lease

**CORNER UNIT WITH
3 DRIVE IN LOADING DOORS**



INDUSTRIAL FLEX SPACE

**115, 51 EAST LAKE AVENUE NE
AIRDRIE, ALBERTA**



HIGHLIGHTS

- Convenient and easy access; Industrial / Flex bay corner unit for lease
- High ceilings and large 14 ft bay doors for easy warehouse access and 6 ft man door for retail frontage options
- Location can be used for Business support service, Micro brewery, cafe / restaurant, indoor recreation, manufacturing / distribution, industrial service / sales and plumbing or electrical distribution centre.
- Located across from the hotels and beside Western RV Country. Tenants include Crystall Glass & Airdrie Backyard and Leisure
- Landlord has requested no automotive repair

PROPERTY DESCRIPTION

Lease Rate:	Market
Op. Costs:	\$4.36 psf
Total Area:	6,000 sq. ft.
Lease Term:	5+ years
Parking:	Ample scramble
Possession:	Immediate

BUILDING DETAILS



Power
225 Amp;
3 phase



Zoning
IB-2



Heat
Radiant



Loading
12'w x 14'h Drive In

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

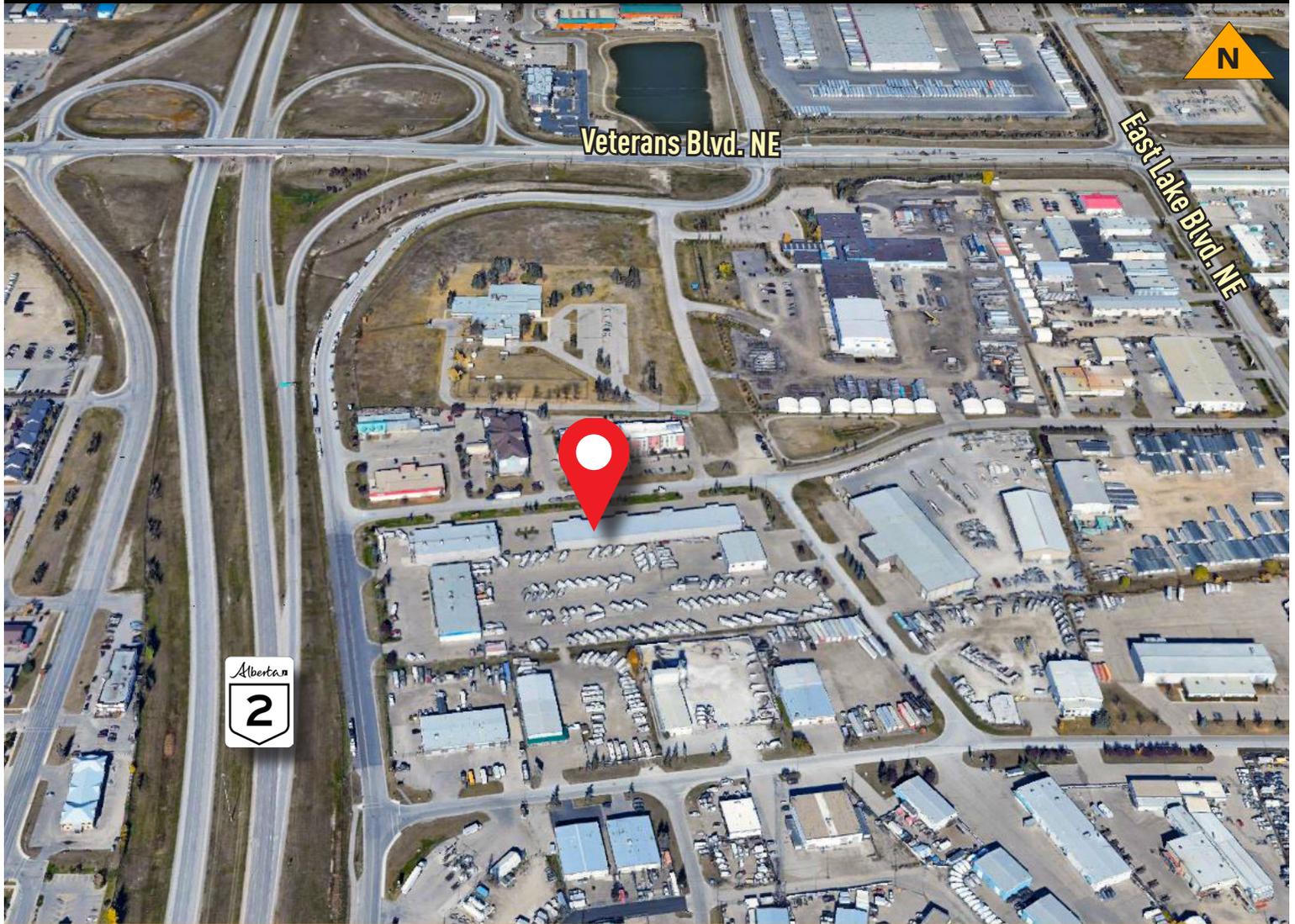
PHOTOS

115, 51 East Lake Avenue NE, Airdrie, Alberta



LOCATION

115, 51 East Lake Avenue NE, Airdrie, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

Linda Pitter

Associate

403.874.5460

Lpitter@avenuecommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.



HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6

Main 403.802.6766

Toll Free 800.750.6766

AvenueCommercial.com

