



SMI Commercial • Industrial Division

Calgary SMI Commercial
Real Estate Limited
#1636, 246 Stewart Green SW
Calgary, Alberta, T2P 2T3

www.smicommercial.com

Contact:

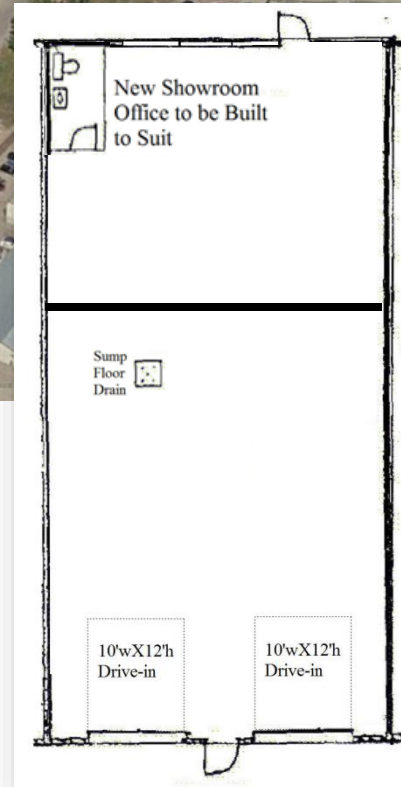
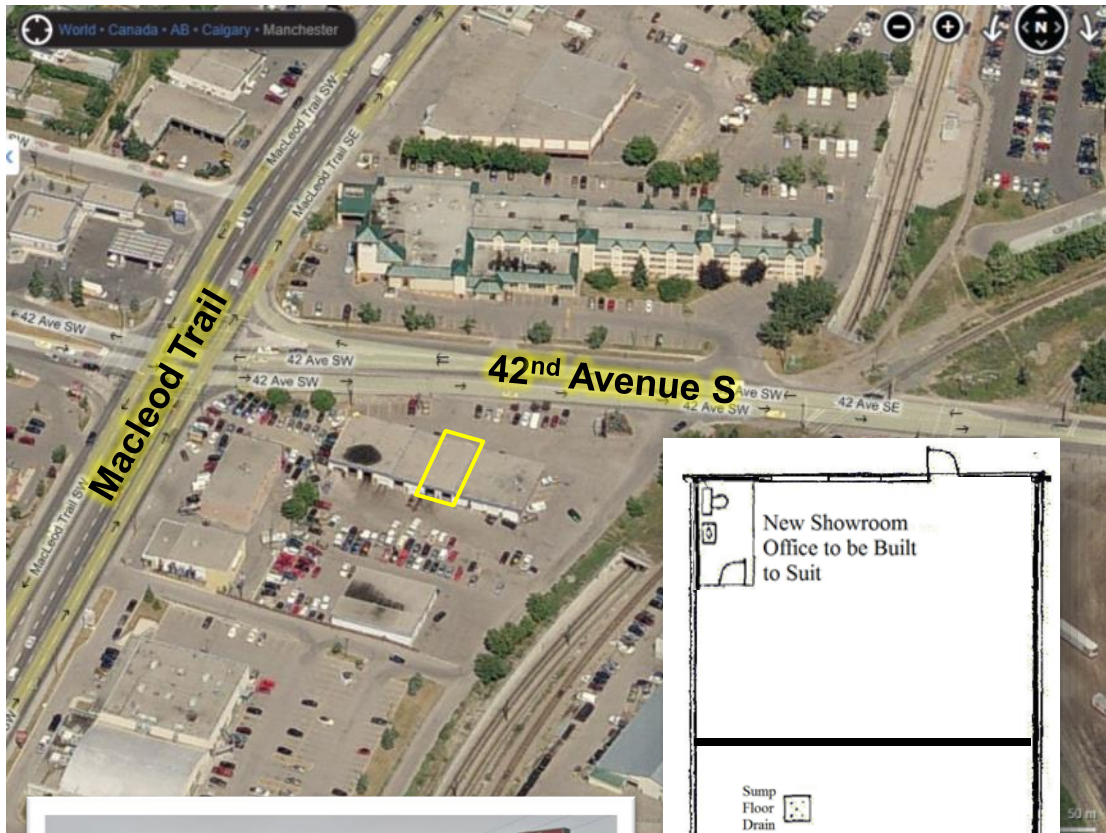
Mathieu Dery
(403) 862-0799
mdery@smicommercial.com

Showroom & Shop Lease

113 – 42nd Avenue S.W.

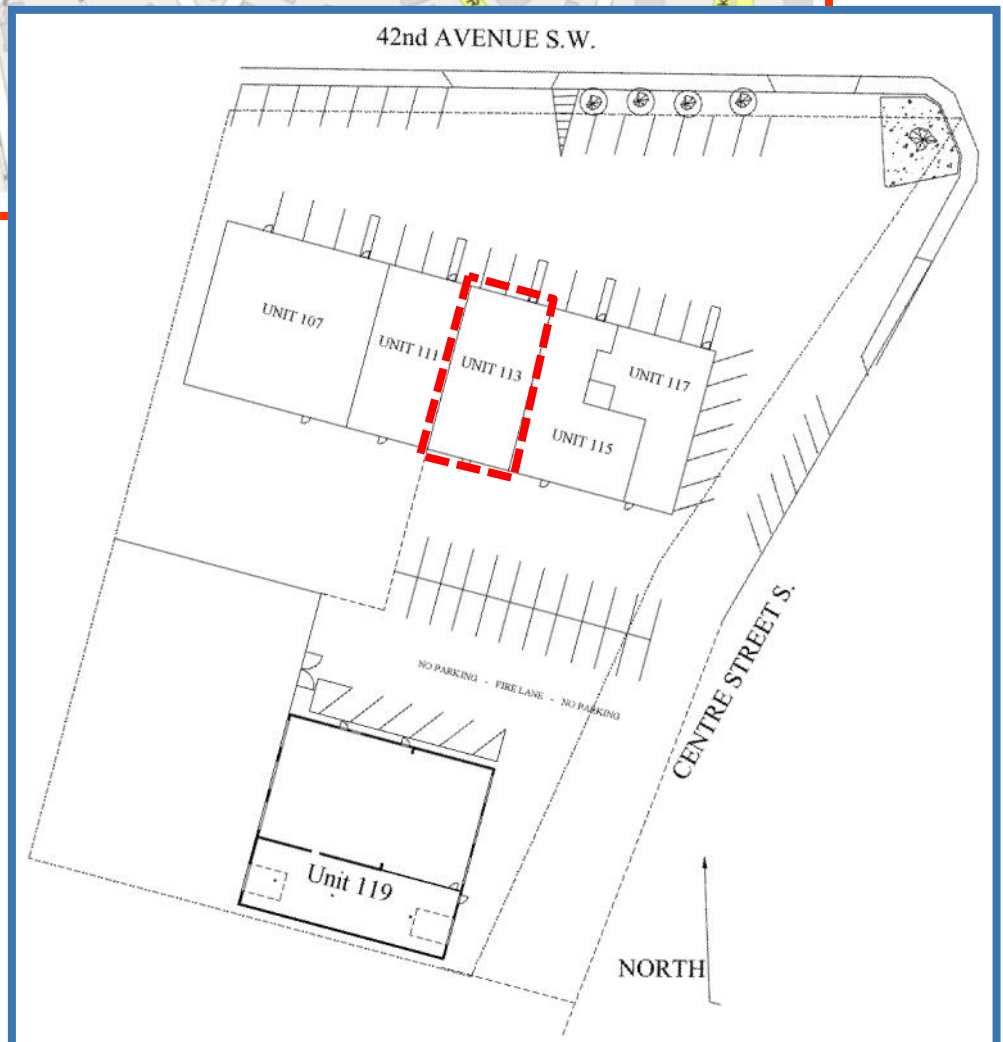
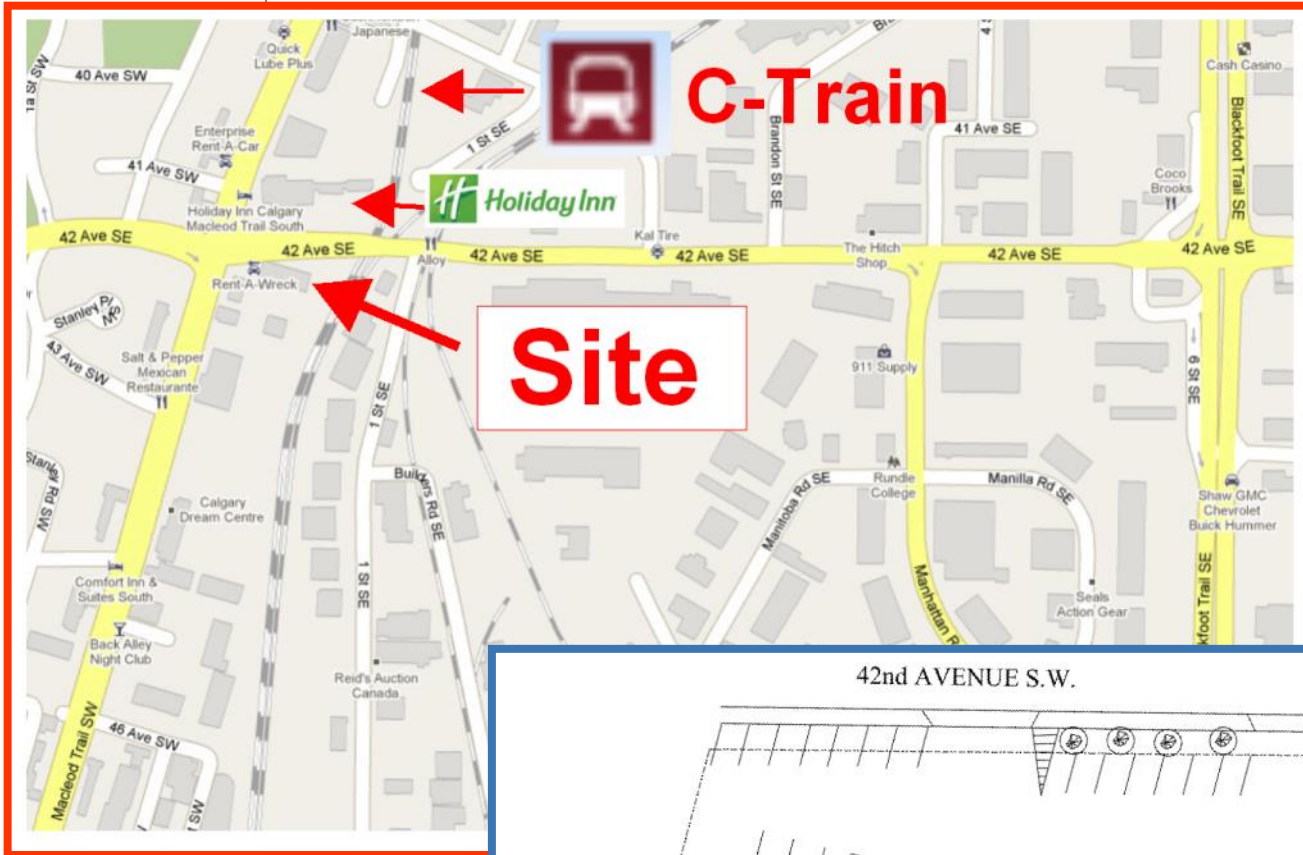
1,800 s.f.

- 2 - OH Drive-in doors
 - Ample parking
 - **I-C Industrial Commercial zoning**
 - Automotive accessory only
** no service
 - High profile 42nd Avenue exposure
 - 42nd Avenue pylon signage available
(at cost)
 - ½ block from C-Train & Macleod Trail
- \$20.00 Net Rent**
\$9.65 Op. Cost
(2026 budget)



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