



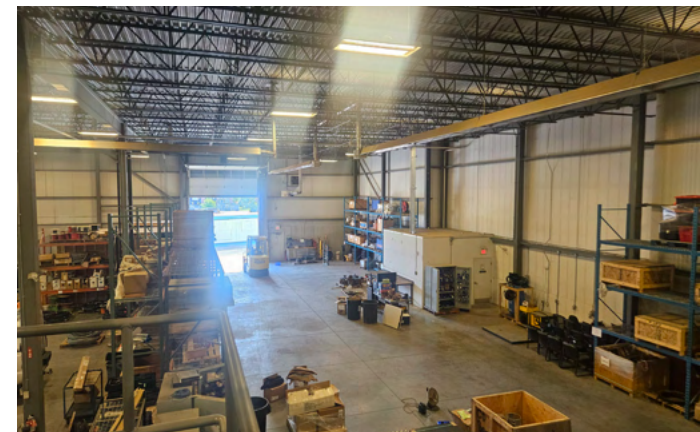
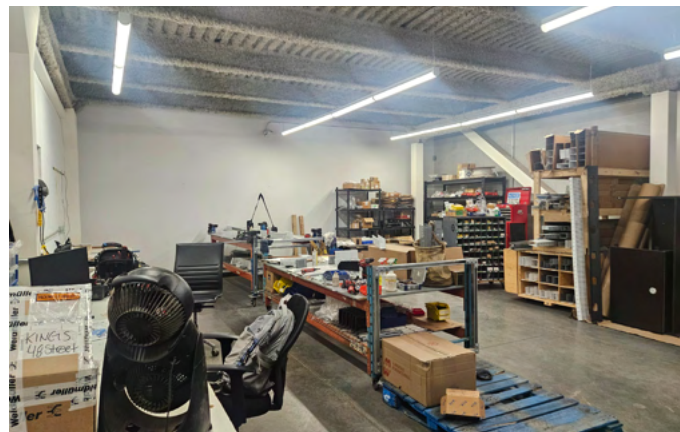
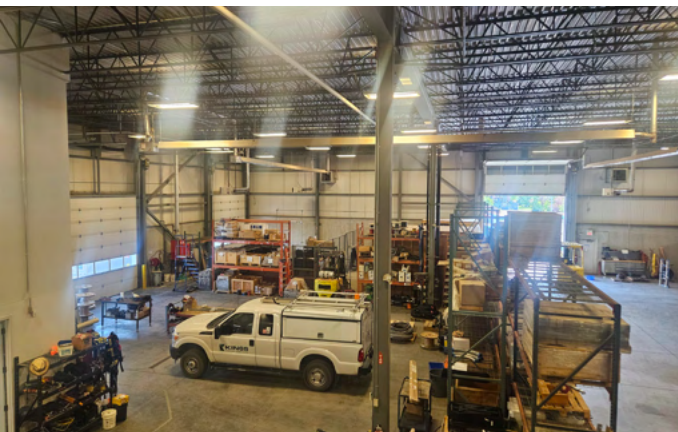
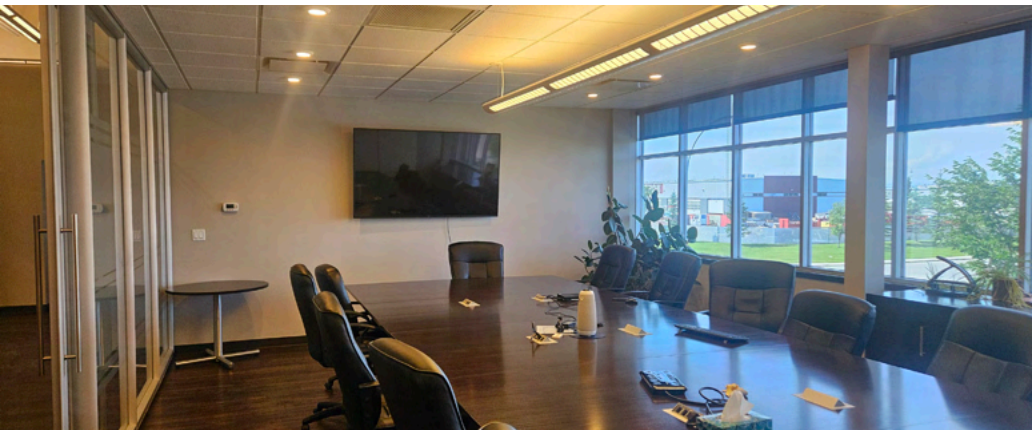
Available January 1, 2027
*or earlier

Wayne Berry, Partner
403-650-2001 | wayne@cvpartners.ca

Year Built	2015	Main Floor Offices	3,135 sq. ft.
Site Size	1.82 AC	Second Floor Offices	3,690 sq. ft.
Zoning	I-G (Indusrtial General)	Shop Area	12,125 sq. ft.
Site	Two entrances, recycled asphalt, yard lights & security cameras	Total Rentable Area	18,950 sq. ft.
Management	Self-managed	Lease Rate	\$22.00/sq. ft. with escalations
		Property Tax	\$115,176 (2026)
		Property Insurance	\$8,640 (2026)

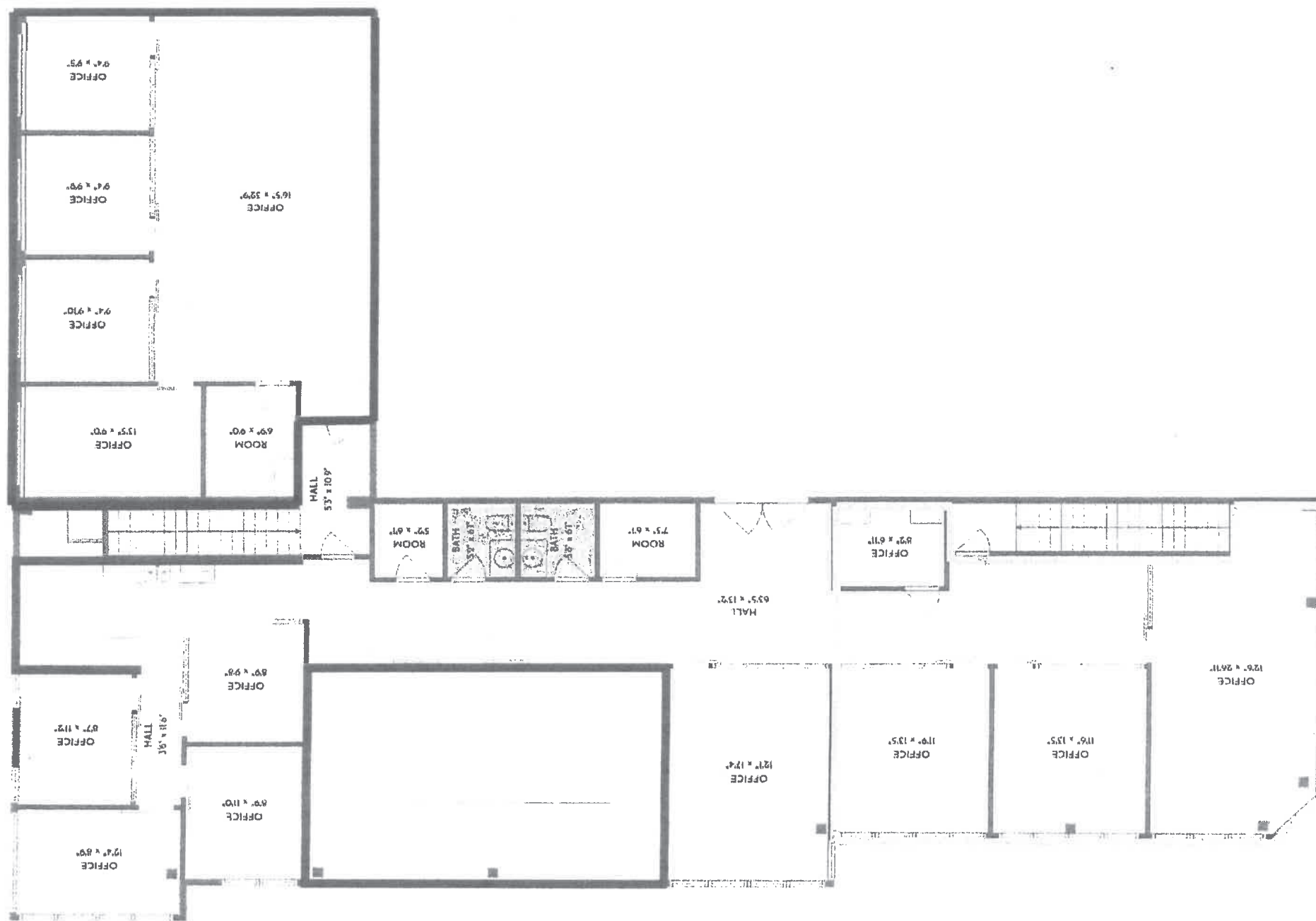


Loading	Four 16'x16' automatic drive-in doors with concrete aprons
Plumbing	Sump/trench in shop area
HVAC	Both floors of office areas serviced
Electrical	400-amp at 347/600 V 3-phase
Make-up-air	Shop area
Ceiling Height	24'
Furniture	Fully furnished office area





SCALE: 1:100
WATERVOLUME: 1236.1 cu.m. (1237.8 cu.ft.)
OFFICE: 201.8 cu.m. (202.4 cu.ft.)
TOTAL: 1437.9 cu.m. (1440.2 cu.ft.)







Wayne Berry, Partner
403-650-2001 | wayne@cvpartners.ca

ClearView Commercial Realty Inc. | 205, 6223 2 Street SE, Calgary, Alberta T5H 1J5

©2025 ClearView Commercial Realty Inc. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. ClearView Commercial Realty Inc. does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Images used may be digitally altered or edited to protect privacy and confidentiality.