

3,099 SF INDUSTRIAL FLEX SPACE

// High Exposure to Blackfoot Trail SE

FOR SUBLEASE

603 77 Avenue SE, Unit 3, Calgary, AB



Lead Broker

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

Jose Verdugo | Associate
587.968.1547 | jverdugo@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 603 77 Avenue SE, Unit 3

PROPERTY OVERVIEW

- No automotive uses - landlord seeking quasi-retail type uses
- Rare flex space in Fairview Industrial
- High exposure to Blackfoot Trail SE
- Mainly warehouse space with two washrooms
- 150 SF of storage mezzanine (free of charge)
- Two drive-in doors
- Several retailers nearby such as Calgary's Farmers' Market and close proximity to Deerfoot Meadows commercial centre
- Close proximity to Blackfoot Trail SE and Heritage Drive SE

LEASE DETAILS

District:	Fairview Industrial
Zoning:	I-C (Industrial Commercial)
Square Footage Breakdown:	Office: ± 150 SF
	Warehouse: ± 2,949 SF
	Total: 3,099 SF
	Storage Mezzanine: 156 SF
	*Free of charge
Clear Height:	18'3"
Loading:	1 Drive-in (10'w x 14'h) 1 Drive-in (12'w x 14'h)
Power:	100 Amps (TBV)
Sublease Rate:	Starting at \$17.00 PSF
Operating Costs (Est. 2023):	\$5.27 PSF
Sublease Term:	February 28, 2028
Availability:	Negotiable

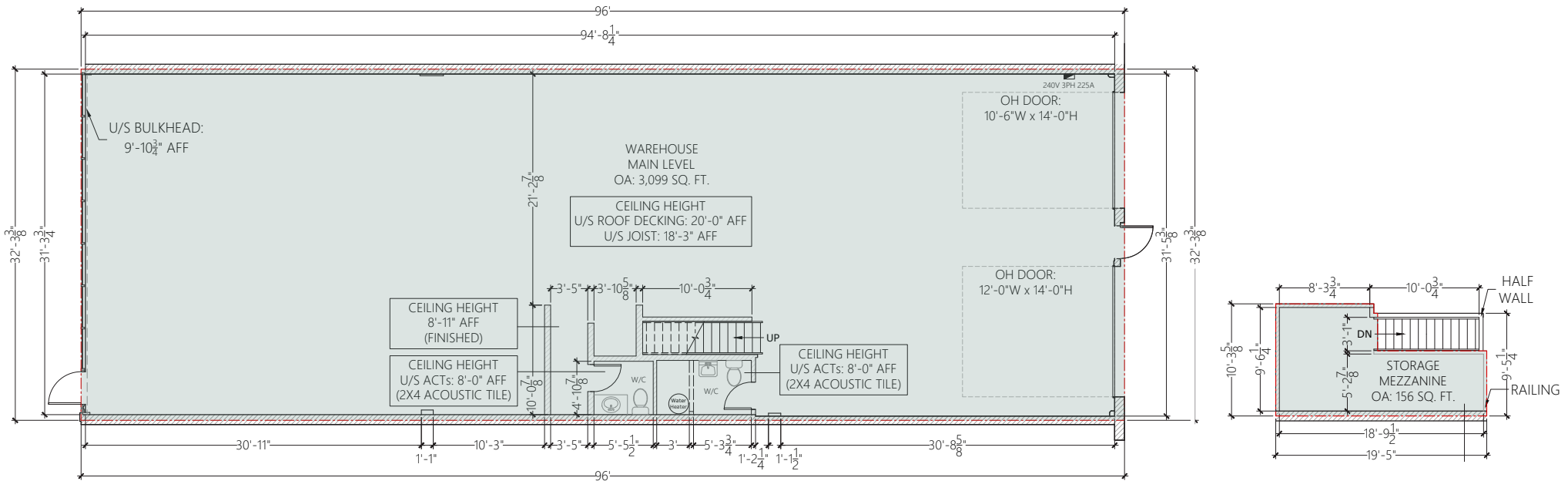
FOR SUBLEASE | 603 77 Avenue SE, Unit 3



PROPERTY PICTURES // 603 77 Avenue SE, Unit 3



FLOOR PLAN



Lead Broker

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

Jose Verdugo | Associate

587.968.1547 | jverdugo@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.