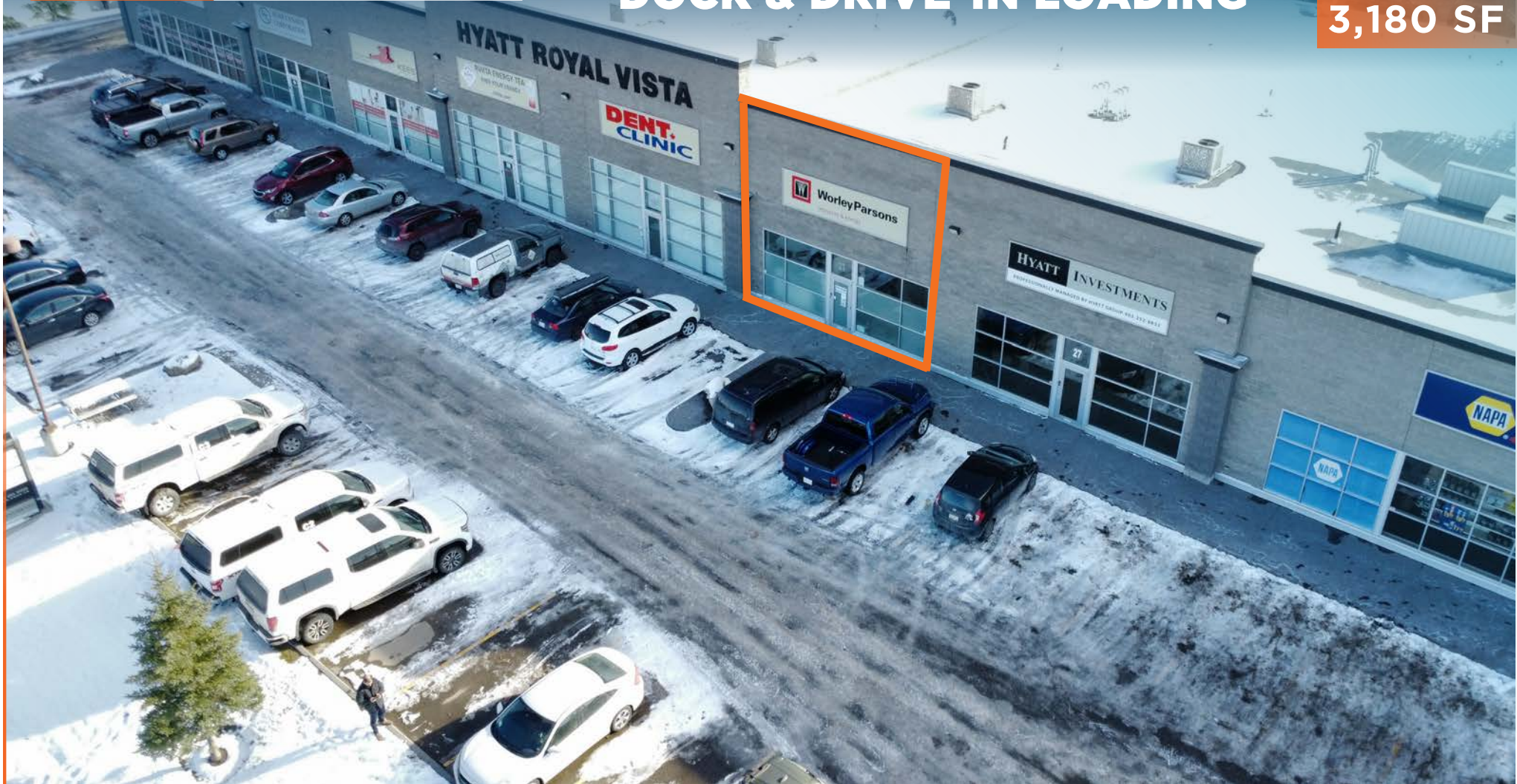


CDNGLOBAL[®]

RARE INDUSTRIAL BAY NW CALGARY DOCK & DRIVE-IN LOADING

3,180 SF



FOR LEASE

Bay #23, 7819 - 112 Ave. N.W.
Calgary, AB

Lead Associate

Harvey Aronovich - Vice President / Associate

| harvey@cdnglobal.com | 403.560.2059 |

Tate Aronovich - Associate

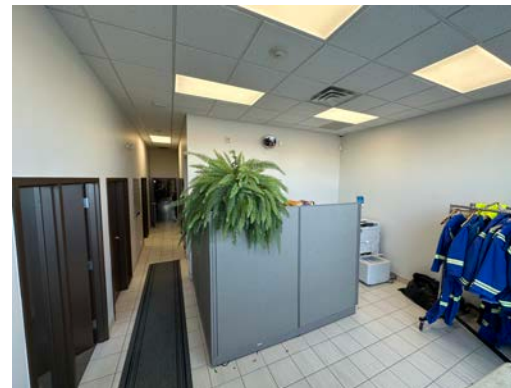
| tate@cdnglobal.com | 403.689.1079 |

PROPERTY OVERVIEW

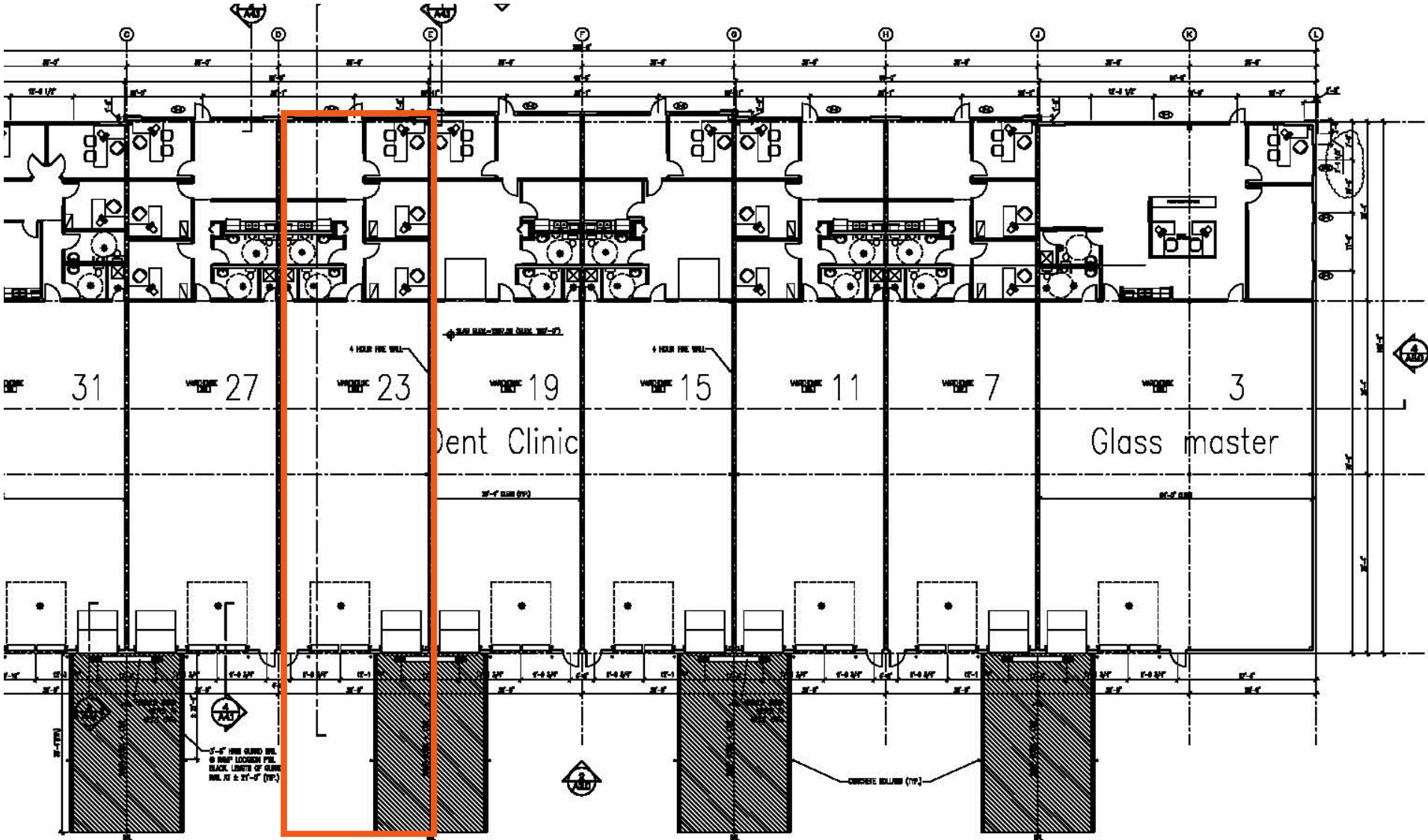
- **ZONING:** Industrial General (I-G)
- **DISTRICT:** Royal Vista Business Park
- **YEAR BUILT:** 2011
- **SIZE BREAKDOWN:** Office +/- 1,055 SF
Warehouse: +/- 2,115 SF
Total: +/- **3,180 SF**
- **LOADING:** 1 Drive-in (12'W x 14'H)
with electric opener
1 Dock (9'W x 12'H)
with leveler
- **CLEAR HEIGHT:** 20'-6"
- **POWER:** 100 Amps @ 600 Volt (TBV)
- **PARKING:** Ample Double Row at Front
- **LEASE RATE:** **\$18.00**
with escalations
- **OPERATION COSTS (2024):** \$8.51 PSF
- **AVAILABILITY:** March 1, 2024

PROPERTY HIGHLIGHTS

- **No Automotive uses will be considered**
- Class A Building
- Rare I-G Zoning in NW Calgary with dock and drive-in loading
- Ideal location next to North West Auto Mall
- Close proximity to Royal Oak Center & Beacon Hill Shopping Center and other amenities
- Minutes to a number of major residential communities
- Office ceiling height - 11'-0"
- A/C in office area
- Radiant heat and forced air unit heater in warehouse



PROPERTY FLOOR PLAN



LOCATION



CDNGLOBAL

CDNGLOBAL.COM
CDN GLOBAL ADVISORS LTD.
736 - 6 Avenue SW, Suite 1010
Calgary, AB T2P 3T7



Harvey Aronovitch
Vice President / Associate
harvey@cdnglobal.com
403.560.2059



Tate Aronovitch
Associate
tate@cdnglobal.com
403.689.1079

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