

# FOR LEASE

CDNGLOBAL<sup>®</sup>



## 1808 - 16 Avenue NE

Two-Tenant Freestanding Retail/Industrial Building

# PROPERTY OVERVIEW



<b>ZONING</b>	C-COR3
<b>DISTRICT</b>	Vista Heights
<b>SITE SIZE</b>	1.25 Acres
<b>OFFICE SIZE</b>	To Suit
<b>WAREHOUSE SIZE</b>	7,720 SF
<b>TOTAL AREA</b>	<b>7,720 SF</b>
<b>POWER</b>	400 Amps (TBV)
<b>CEILING HEIGHT</b>	20' Clear
<b>LOADING</b>	2 DI (10' x 14'), 2 DI (12' x 14')
<b>LEASE RATE</b>	\$15.00 PSF
<b>OP COSTS</b>	\$5.51 PSF (Est. 2024)
<b>AVAILABLE</b>	Immediately

## HIGHLIGHTS

- No automotive uses permitted;
- 7,720 SF of retail/industrial space for lease;
- Tenant improvement packages are available and negotiable;
- Concrete block construction;
- Vendor is currently in the process of significant exterior improvements, which include but are not limited to new drive-in loading doors, complete overhaul of exterior facade, addition of glass panels/windows throughout, and addition of new front entrance;
- Exterior improvements to be completed June 1, 2024.

# ZONING USES

## Permitted Uses

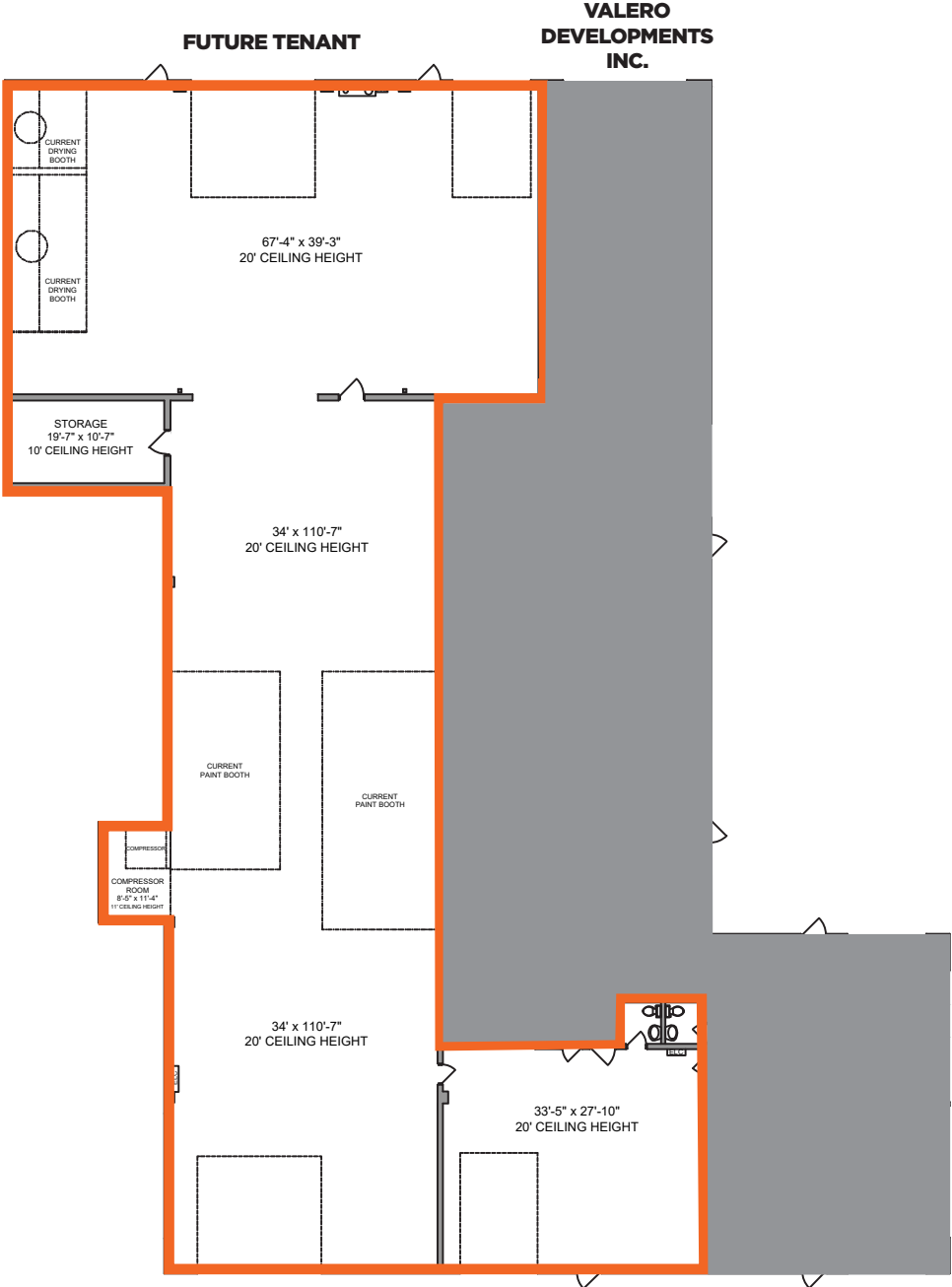
Artist's Studio  
Financial Institution  
Fitness Centre  
Health Care Service  
Health Services Laboratory - Without Clients  
Information and Service Provider  
Instructional Facility  
Office  
Pet Care Service  
Print Centre  
Retail and Consumer Service  
Specialty Food Store  
Veterinary Clinic

## Discretionary Uses

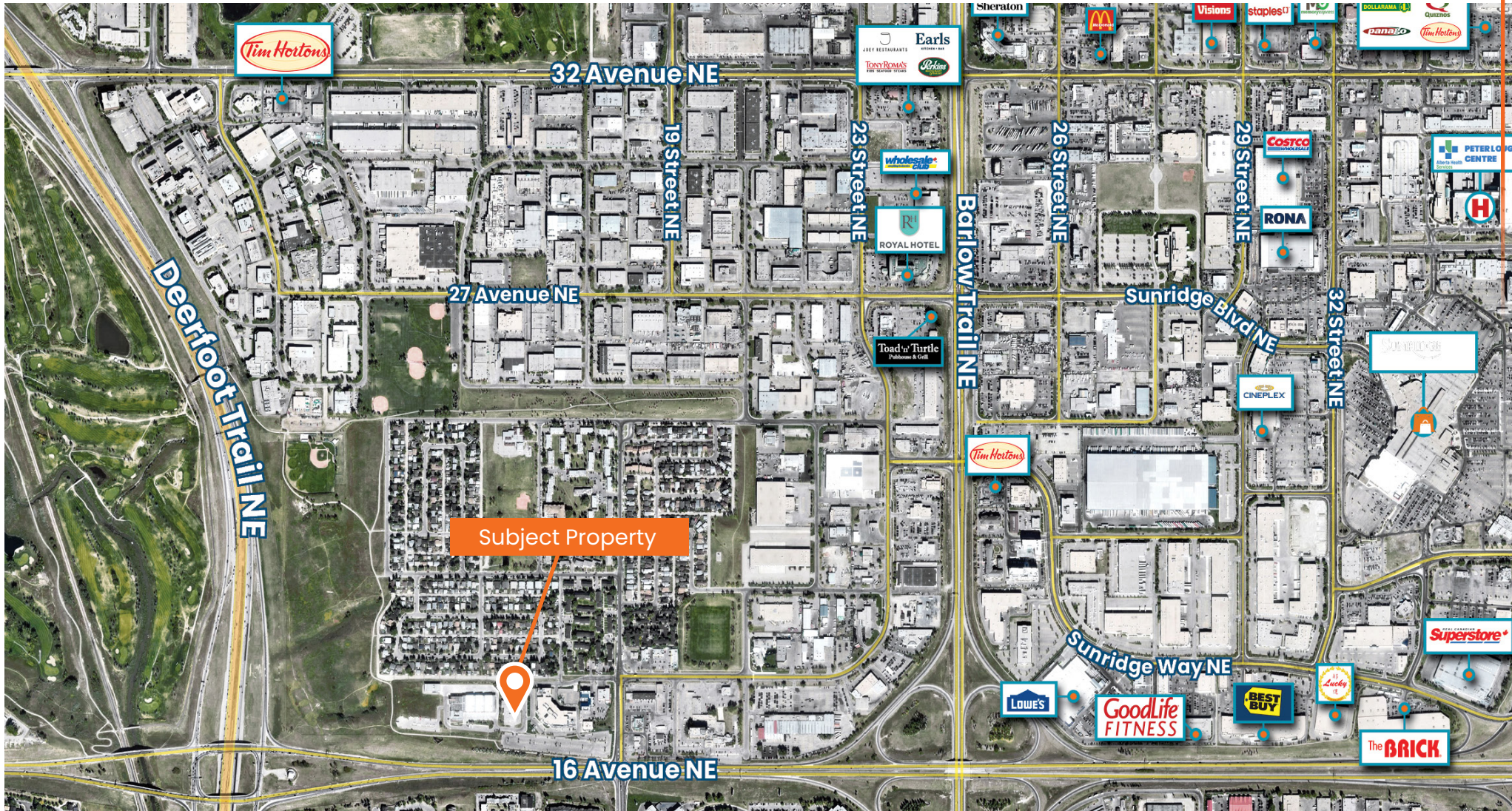
Child Care Service  
Computer Games Facility  
Conference and Event Facility  
Food Production  
Indoor Recreation Facility  
Liquor Store  
Place of Worship - Small  
Post-secondary Learning Institution  
Printing, Publishing and Distributing  
Social Organization



# FLOOR PLAN



# LOCATION



## CDNGLOBAL<sup>®</sup>

CDNGLOBAL.COM  
CDN Global Alberta Ltd.  
736 6th Avenue SW - Suite 1010  
Calgary, AB T2P 3T7



**Jason Natale**  
Senior Associate

📞 403.402.3129

✉️ [jnatale@cdnglobal.com](mailto:jnatale@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 CDN-