

SMALL BAY OPPORTUNITY  
// 2,261 SF

# FOR LEASE

**2850 107 Avenue SE, Unit 106,  
Douglasglen Industrial Park, Calgary, AB**

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# PROPERTY HIGHLIGHTS



- Layout includes reception, showroom, office, and washroom area;
- 2 unassigned parking stalls;
- Recent upgrades include new vinyl floors, paint, and ceiling tiles;
- Near Quarry Park with multiple amenities including restaurants, CO-OP grocery store, and the newly developed Calgary Public Library and YMCA;
- Close proximity to Barlow Trail SE, Deerfoot Trail SE, and 114th Avenue SE.

**FOR LEASE** | 2850 107 Avenue SE, Unit 106

## PROPERTY OVERVIEW

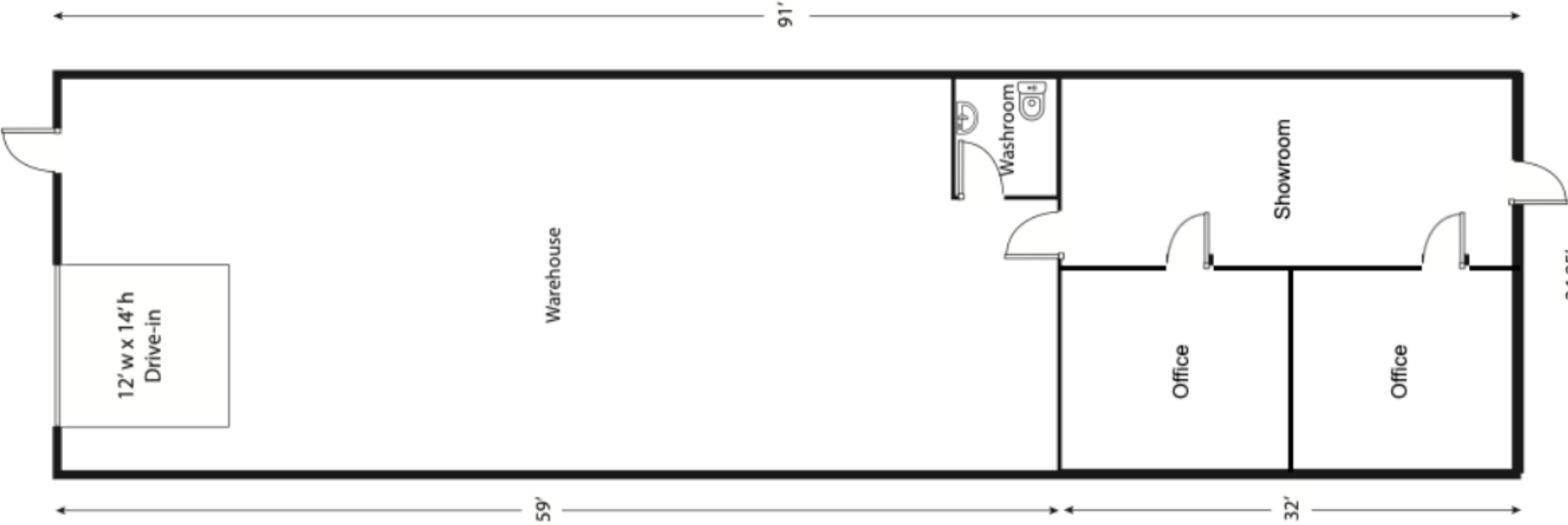
<b>Address:</b>	2850 107 Avenue SE, Unit 106
<b>District:</b>	Douglasglen Industrial Park
<b>Zoning:</b>	Industrial General (I-G)
<b>Year Built:</b>	2006
<b>Square Footage:</b>	<b>Office:</b> 700 SF <b>Warehouse:</b> 1,561 SF <b>Total:</b> 2,261 SF
<b>Clear Height:</b>	24'
<b>Loading:</b>	1 DI (12' x 14')
<b>Power:</b>	200 Amps
<b>Lease Rate:</b>	\$15.50 PSF
<b>Op. Costs (est. 2023):</b>	\$8.44 PSF (TBV)
<b>Availability:</b>	August 1, 2024



# INTERIOR FEATURES // 2850 107 Avenue SE, Unit 106

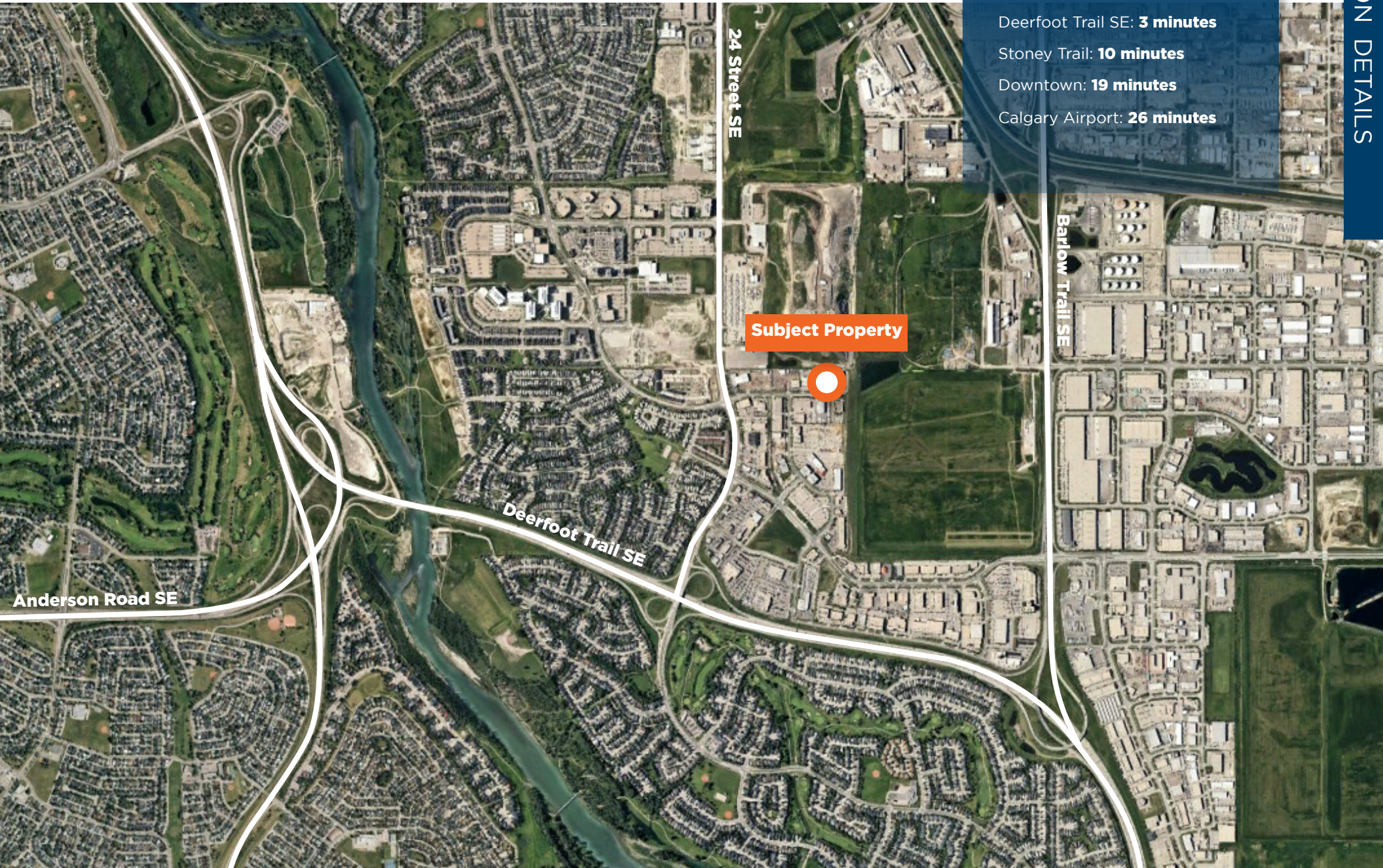


# FLOOR PLAN // 2850 107 Avenue SE, Unit 106





# LOCATION



## Drive Times:

Deerfoot Trail SE: **3 minutes**

Stoney Trail: **10 minutes**

Downtown: **19 minutes**

Calgary Airport: **26 minutes**





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