

# FOR LEASE

## COMMERCIAL SPACE

### 510 - 77th Avenue SE, Bay 6 Calgary, Alberta

17,691 sf  
AVAILABLE



#### PROPERTY INFORMATION

|                 |                                                                                                                                                                                                                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TOTAL AREA:     | 17,691 square feet                                                                                                                                                                                                                                                                                        |
| ZONING:         | C-COR3                                                                                                                                                                                                                                                                                                    |
| NET LEASE RATE: | \$12.00 per square foot per annum                                                                                                                                                                                                                                                                         |
| OP. COSTS:      | \$4.40 per square foot (estimate for 2013)                                                                                                                                                                                                                                                                |
| TERM:           | 5 years                                                                                                                                                                                                                                                                                                   |
| AVAILABLE:      | Immediate                                                                                                                                                                                                                                                                                                 |
| COMMENTS:       | <ul style="list-style-type: none"><li>- Clean space;</li><li>- Current use is a fitness facility;</li><li>- Excellent exposure to Blackfoot Trail;</li><li>- High traffic volume due to Farmer's Market;</li><li>- Adjacent 6,991 sq.ft. available for a total contiguous area of 24,682 sq.ft.</li></ul> |

|                 |                                                   |
|-----------------|---------------------------------------------------|
| DISTRICT:       | Fairview Industrial                               |
| CEILING HEIGHT: | 12' - 18' clear                                   |
| ELECTRICAL:     | 150 amp, 240 volt<br>120/208 volt<br>277/480 volt |
| LOADING:        | 1 dock door and double man doors                  |
| HEATING:        | Radiant                                           |
| LIGHTING:       | Metal halide                                      |
| ELECTRICAL:     | Substantial power service                         |

LOCAL  
EXPERTISE  
MATTERS

PREPARED BY:  
Jon C. Mook • [jmook@barclaystreet.com](mailto:jmook@barclaystreet.com) • c: 403-616-5239  
Casey Stuart • [cstuart@barclaystreet.com](mailto:cstuart@barclaystreet.com) • c: 403-828-8669  
Jeff Robson • [jrobson@barclaystreet.com](mailto:jrobson@barclaystreet.com) • p: 403-290-0178

117, 4950 106 Avenue SE, Calgary, Alberta T2C 5E9

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## PROPERTY PHOTOS



# SITE PLAN

