

# FOR LEASE

## COMMERCIAL SPACE

### 6222 - 36th Street SE

Calgary, Alberta

**4,000 sf  
AVAILABLE**



#### PROPERTY INFORMATION

**AREA AVAILABLE:** 4,000 square feet

**NET LEASE RATE:** \$16.00 per square foot per annum plus escalations of \$0.50 per square foot per annum

**OP. COSTS:** \$7.92 per square foot (estimated for 2013)

**TERM:** 5 years

**COMMENTS:**

- Rare commercial space in the heart of Foothills Industrial District;
- Clean space;
- Ample parking;
- Large showroom; and
- Easy access to Barlow Trail.

**ZONING:** C-COR 3

**DISTRICT:** Foothills Industrial

**CEILING HEIGHT:** 10' clear

**ELECTRICAL:** To Be Verified

**LOADING:** 1 - 7' X 10' drive-in door

**LIGHTING:** Fluorescent

**AVAILABLE:** July 1st, 2014

**LOCAL  
EXPERTISE  
MATTERS**

**FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:**  
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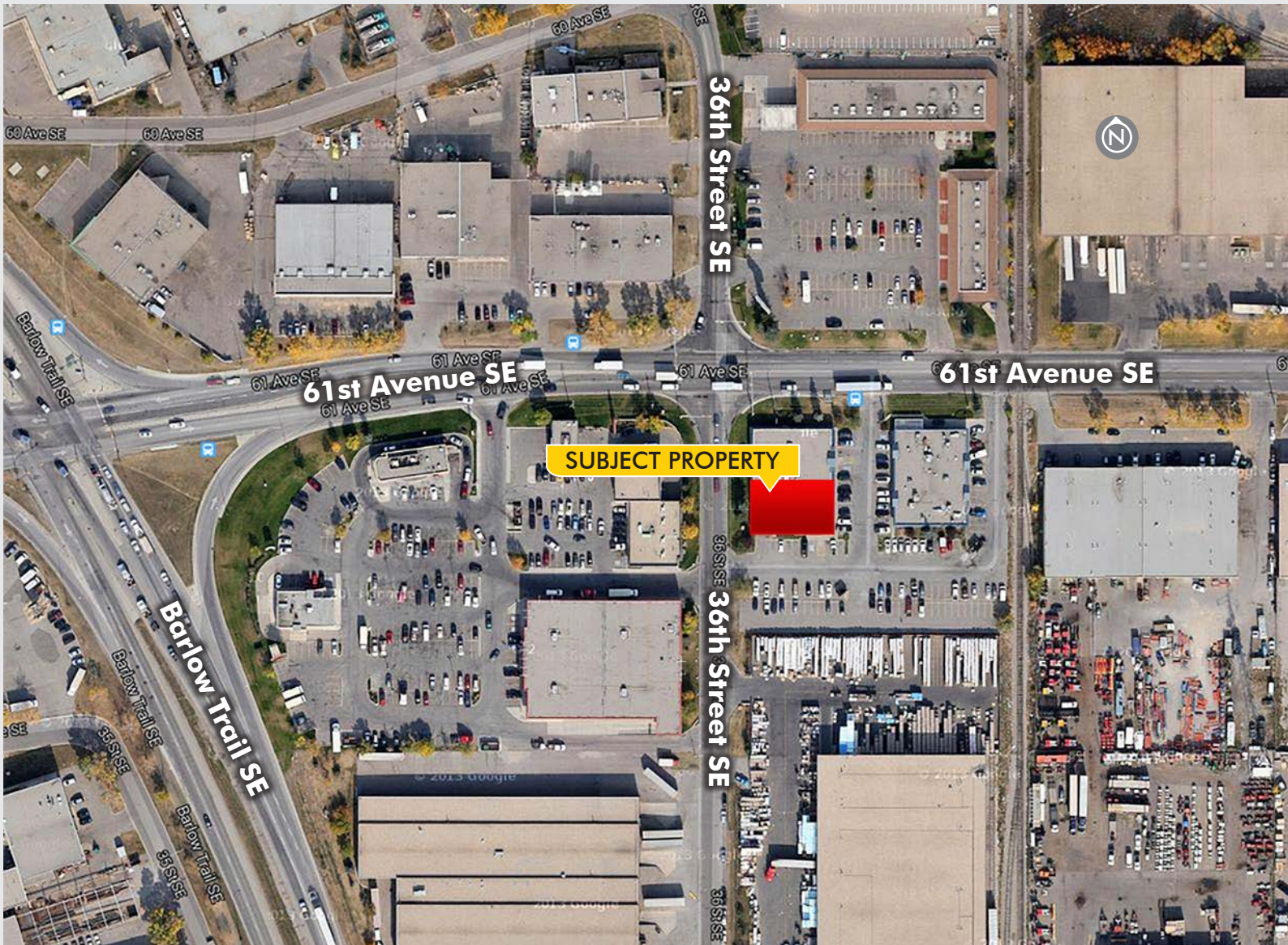
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STREET**  
REAL ESTATE REALTOR

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## LOCATION & PHOTOS



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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