

For Sub-Lease



FREE STANDING SHOP

590 51 AVENUE SE
CALGARY, ALBERTA



HIGHLIGHTS

- Rare I-H Zoning (Industrial Heavy)
- 2 bay shop with office and yard
- Sublease term ends March 31, 2024

PROPERTY DESCRIPTION

Lease Rate:	\$9.00 psf
Op. Costs:	\$2.66 psf
Rentable Area:	Office: 1,663 sq. ft. Shop: 3,159 sq. ft. Total: 4,822 sq. ft.
Site Size:	0.70 acres
Mechanical:	Trench Sump
Yard:	Can be fenced
Possession:	Immediately

BUILDING DETAILS



Power
200 Amp
3 Phase



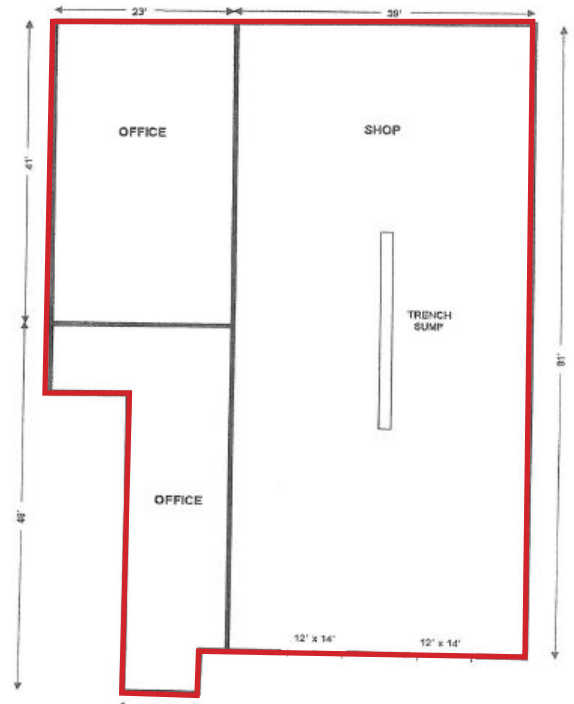
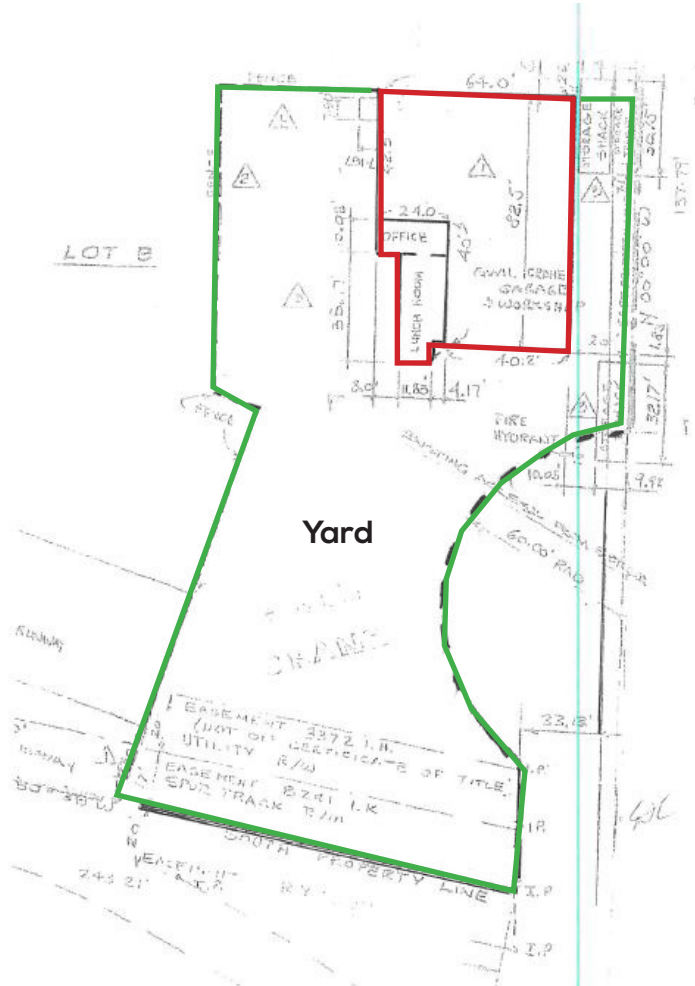
Ceiling
21' clear



Loading
Two 12' x 14' Front
Drive In

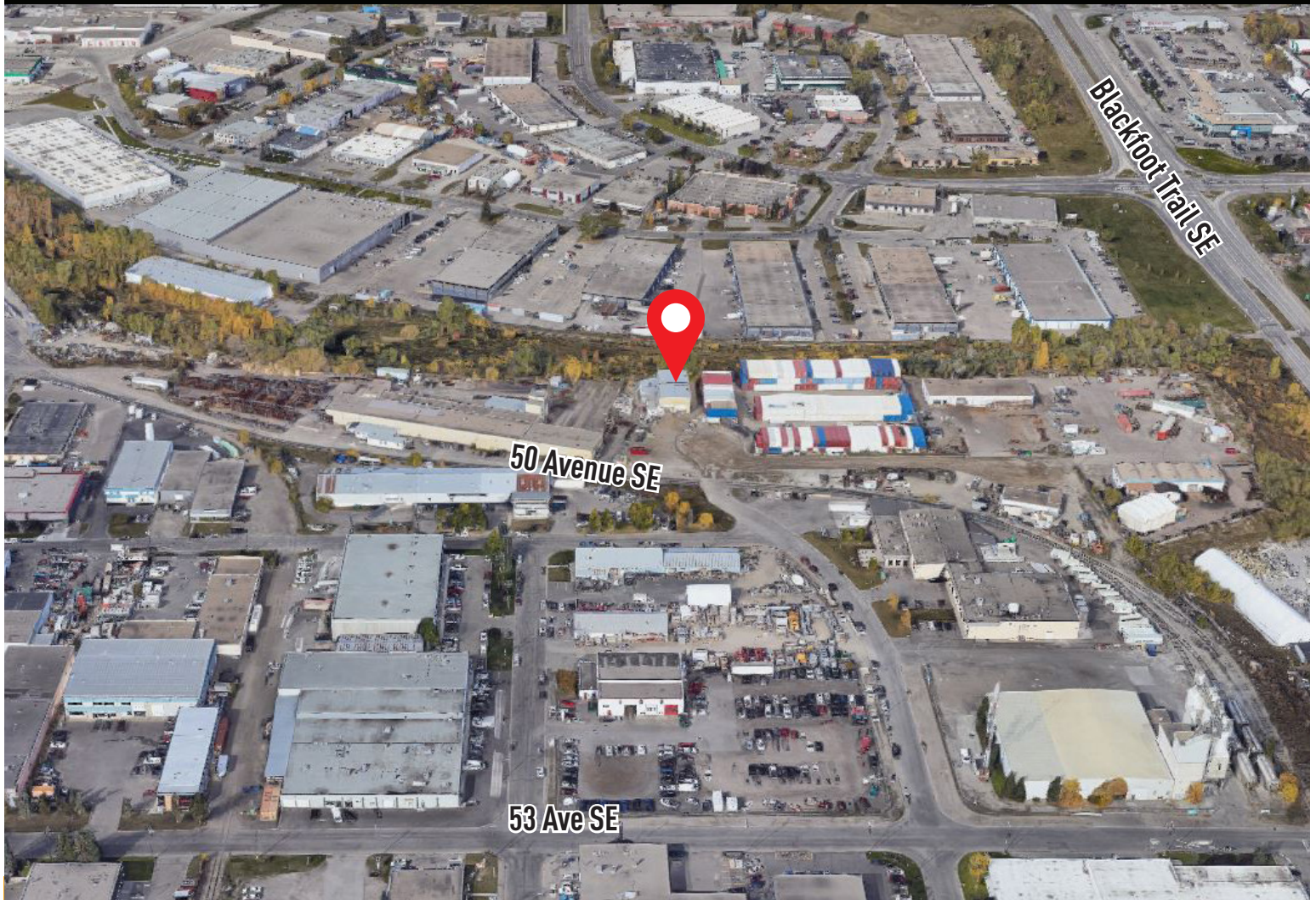
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Real Estate Solutions



LOCATION

590 51 Avenue SE, Calgary, Alberta



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