

# FOR LEASE



**MANCHESTER**  
**PROPERTIES INC.**  
Real Estate Brokerage & Management

## 6,000 SQ. FT. FREE STANDING BUILDING

### I-C ZONING

### EXCELLENT EXPOSURE TO CENTRE STREET



Front entrance.

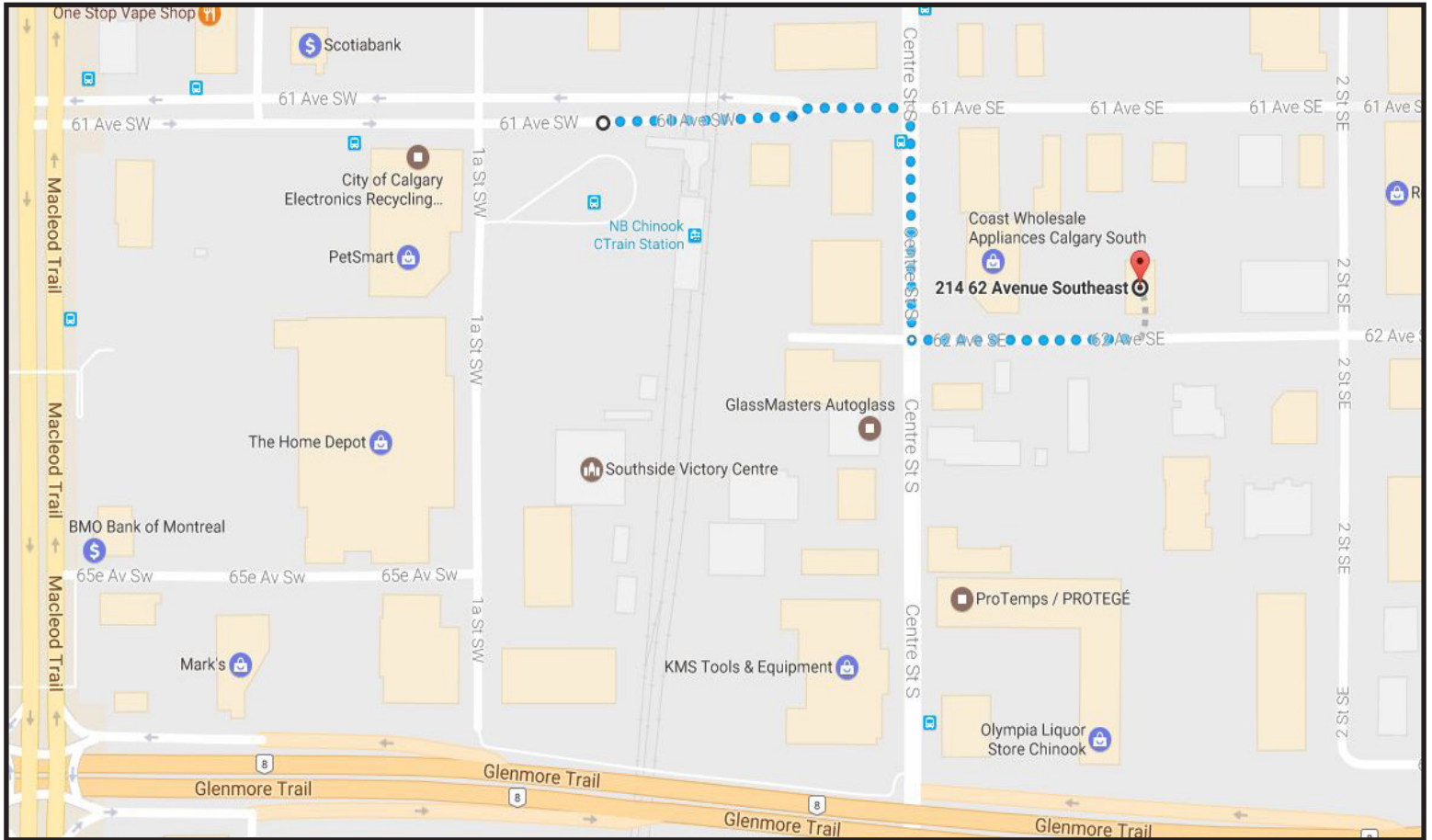
## 214 62 AVE S.E. CALGARY, AB

For additional information contact: JIM EDWARDSON (403) 540 - 0238 EMAIL: [jim@manchesterproperties.ca](mailto:jim@manchesterproperties.ca)

This information has been obtained from a reliable source and is believed to be accurate but is not warranted to be so. This property may be withdrawn from the market at any time without notice. Manchester Properties Inc. represents the interest of the Seller/Landlord of this property. Recipients of this information are advised to conduct their own due diligence to determine the accuracy of the information provided. The information provided is subject to change without notice.

242 62 Ave SE Calgary, AB T2H 2E6 TEL:(403) 212 5375 FAX:(403) 255 4732 [www.manchesterproperties.ca](http://www.manchesterproperties.ca)

# 214 62 AVE SE CALGARY, AB



**South facing office within easy 4 minute walking distance to Chinook LRT Station.**

<b>BUILDING:</b>	<b>1,150 Sq. Ft. reception and 2 offices (+ 1,150 Sq. Ft. storage mezzanine)</b> <b>4,850 Sq. Ft. shop/warehouse</b> <b>6,000 Sq. Ft. total ( 7,150 Sq. Ft. including storage mezzanine)</b>
<b>PARKING:</b>	<b>Abundant free parking</b>
<b>POWER:</b>	<b>200 AMP</b>
<b>DOORS:</b>	<b>2 12'x14' Drive IN &amp; 10'x10' Dock Loading</b>
<b>CEILING:</b>	<b>16'</b>
<b>ZONING:</b>	<b>I-C</b>
<b>RENT:</b>	<b>\$16.00 per Sq. Ft. + 5% increase years 3 &amp; 5 (mezzanine at no cost)</b>
<b>OPERATING COSTS:</b>	<b>\$5.72 Per Sq. Ft. (Includes \$3.12/Sq. Ft. Prop Tax) + Electricity &amp; Gas</b>
<b>AVAILABLE:</b>	<b>Immediately</b>

**Land lord will improve building to suit tenant requirements with rent TBD.**

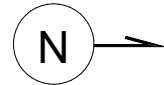
**Excellent highly visible location with easy access to Chinook LRT, McCleod Trail, Blackfoot Trail and very close to Deerfoot Trail and Glenmore Trail.**

**I-C zoning allows for light industrial uses: Retail, Studio, Building Supply, Instructional, Pawn Shop, Pet Care, Medical, Veterinay Clinic, Vehicle Rentals & Sales.**

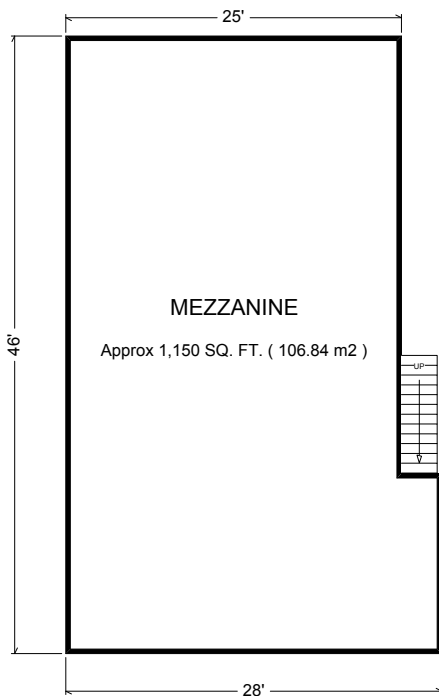
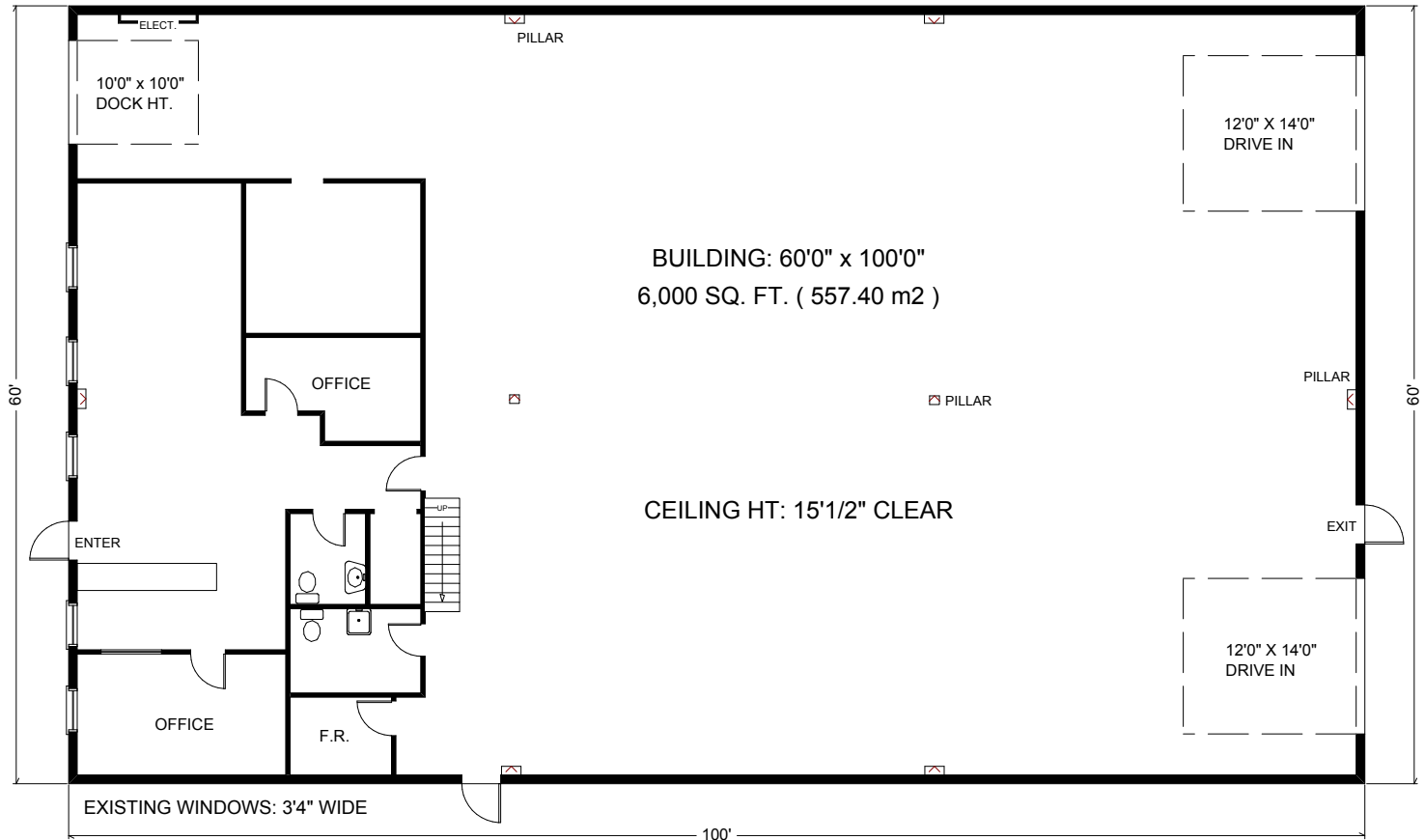
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214 62 AVE. SE.

## EXISTING FLOOR PLAN



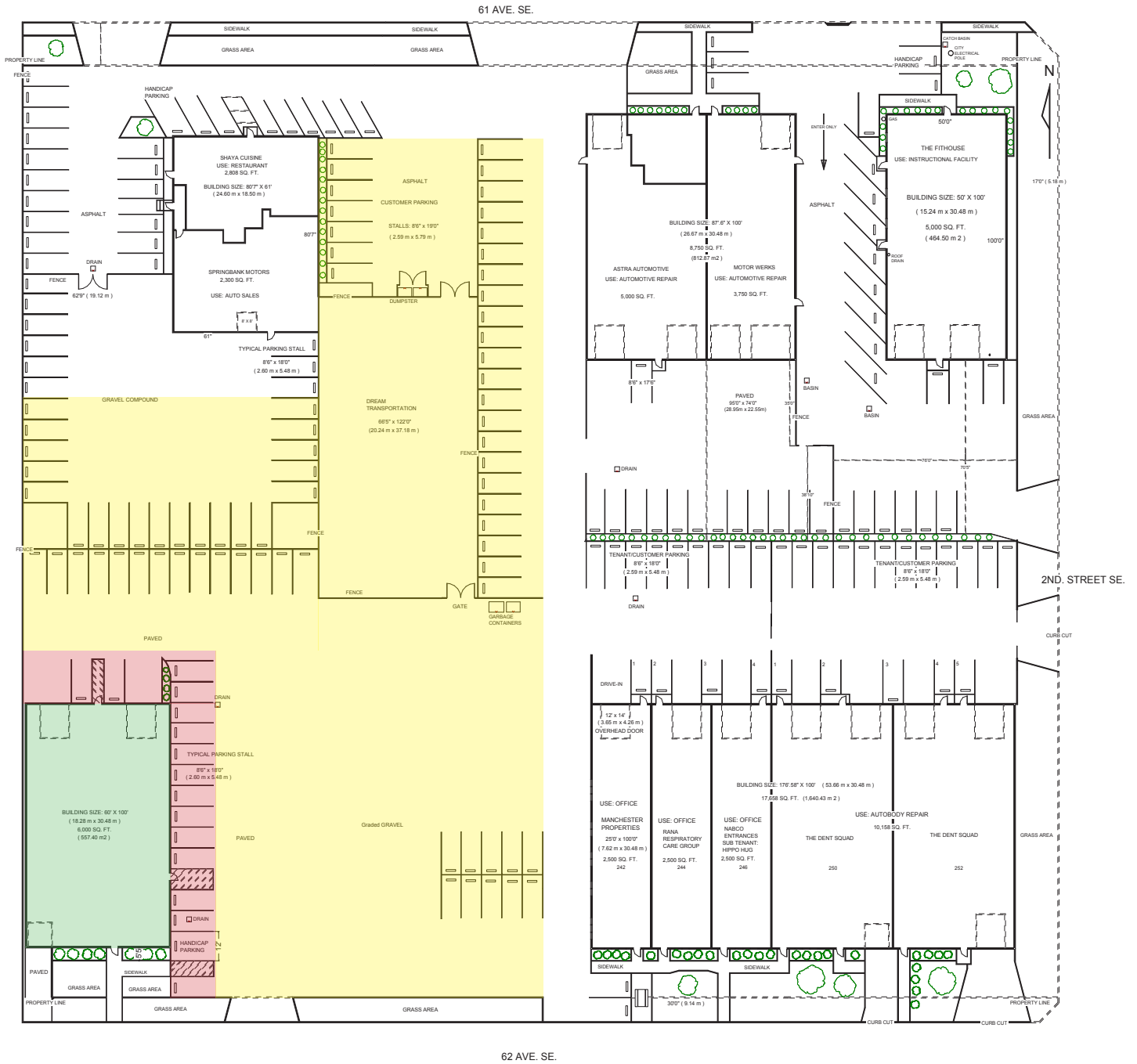
ELECT. 200 AMPS, 208 VOLT  
THREE PHASE





# 214 62 AVE SE CALGARY, AB

## SITE PLAN



- Indicates subject office space and warehouse.
- Indicates reserved parking spaces.
- Indicates area reserved for future development.

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