

FOR LEASE

**Bay #5, 4451 – 58 Avenue S.E.
Calgary, AB**

4451 58 Ave SE



Harvey Aronovich

Vice President | Associate
403.560.2059 | harvey@cdnglobal.com

Tate Aronovich

Associate
403.689.1079 | tate@cdnglobal.com

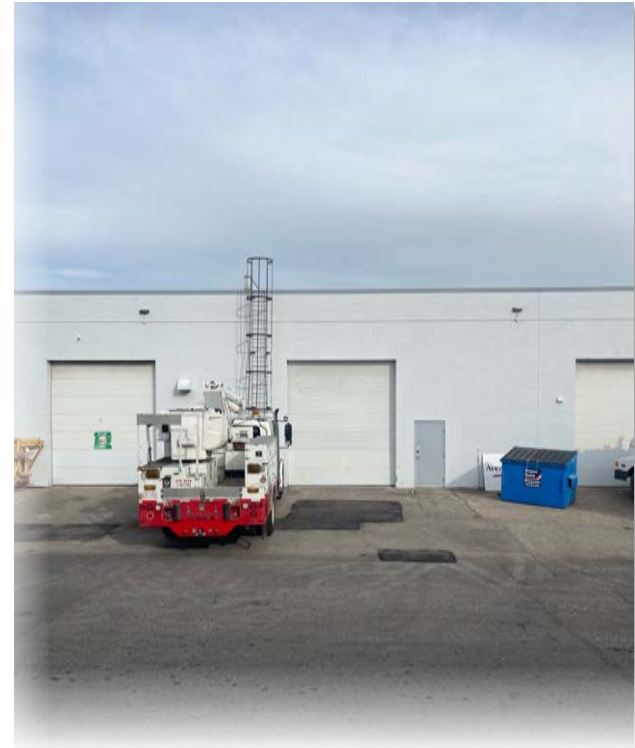
2,600 SF Bay

| Central Location with
Drive-in Loading

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS

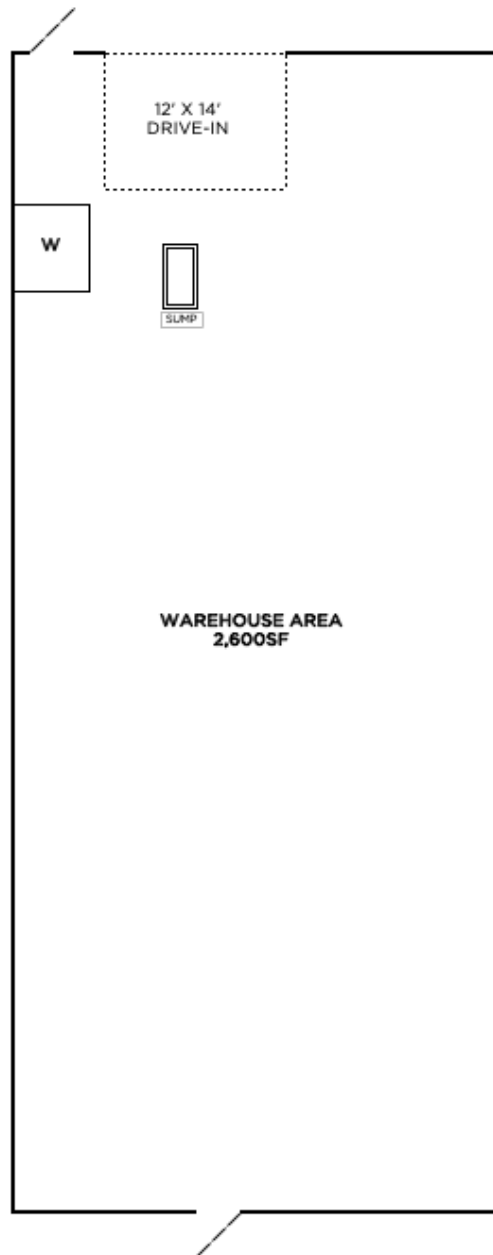
Address:	Bay #5, 4451 – 58 Avenue S.E.
District:	Foothills Industrial
Zoning:	Industrial General (I-G)
Square Footage:	Total: 2,600 SF Office: N/A Warehouse: 2,600 SF
Sump:	Yes (1)
Clear Height:	18'
Loading:	(1) 12' x 14' Drive-in Doors
Power:	200 amps @ 120/208 volt
Lease Rate:	\$12.00 p.s.f. with escalation
Op Costs (est. 2024):	\$6.37
Availability:	August 1, 2024



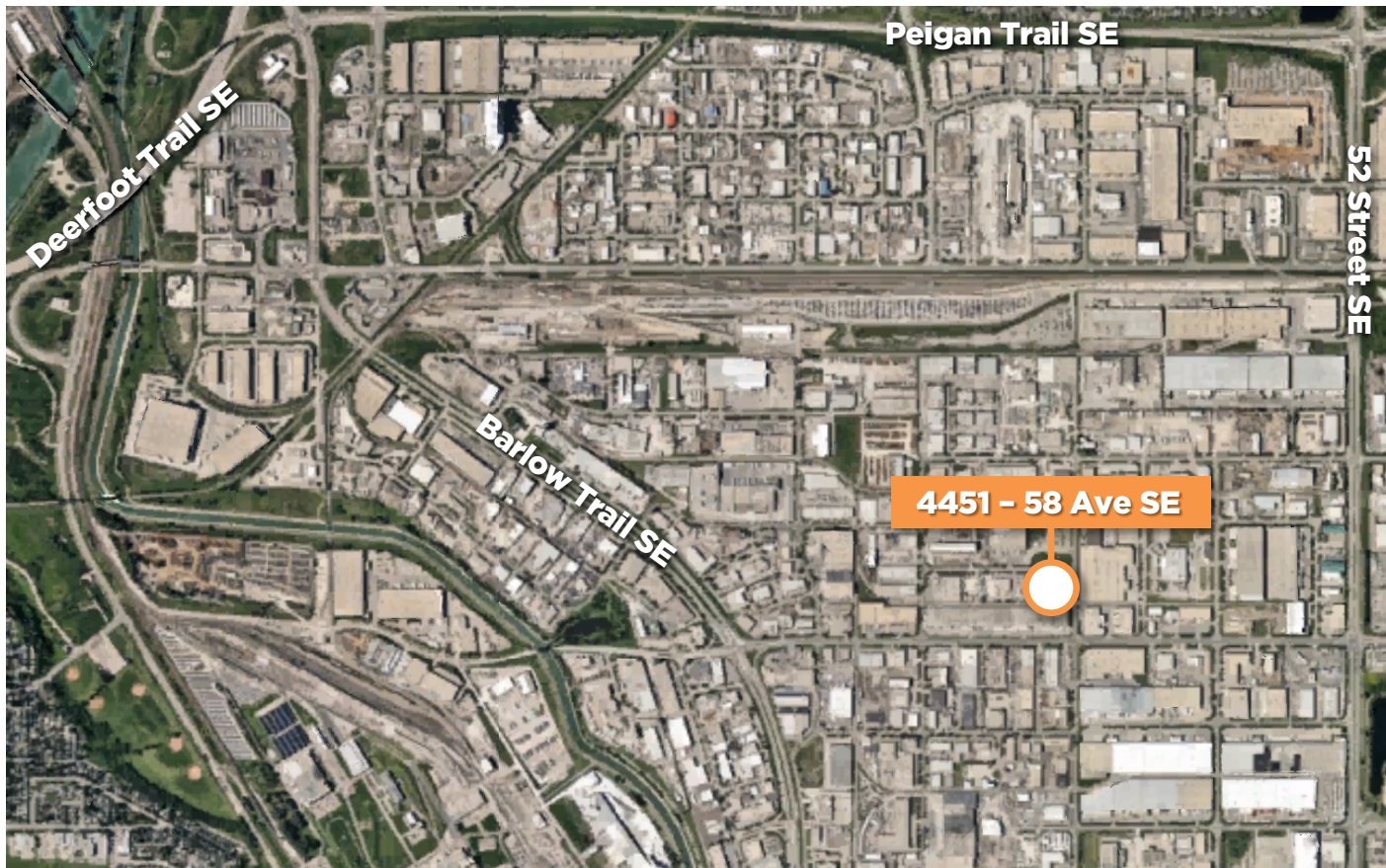
PROPERTY HIGHLIGHTS

- Southeast location
- Quick access to Barlow Trail, Glenmore Trail, Deerfoot Trail and Stoney Trail
- ONE sumps in Warehouse
- Wide-bay configuration

FLOOR PLAN & INTERIOR FEATURES



LOCATION



Drive Times:

Deerfoot Trail SE: **5 minutes**

Stoney Trail: **7 minutes**

Calgary Airport: **20 minutes**

Nearby Amenities

Easy accessibility and close proximity to:



Banks & financial institutions



Restaurants & fast food



Fuel/charging stations

Harvey Aronovich Vice President | Associate
403.560.2059 | harvey@cdnglobal.com

Tate Aronovich Associate
403.689.1079 | tate@cdnglobal.com

CDN GLOBAL ADVISORS LTD.
736 - 6 Avenue SW, Suite 1010, Calgary, AB. T2P 3T7
www.cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

CDNGLOBAL[®]
Commercial Real Estate Advisors