



AVAILABLE IMMEDIATELY

UNIT 103, 12159 44 STREET SE
CALGARY, ALBERTA



HIGHLIGHTS

- Professionally renovated office space
- Private gated out door yard space with outdoor C-Can available for storage.
- Kitchenette with office desks built-in
- Warehouse space with option to install a vehicle hoist.
- Mezzanine space with second kitchenette
- Warehouse 1420 sq. ft. with bathroom and 1 drive in overhead door 12 x 14

PROPERTY DESCRIPTION

Market Rates:	Market
Op Costs & Taxes:	\$5.45 psf est.
Size:	Bay 1 - 2,800 sq.ft.
Availability:	Negotiable
Parking:	Space for 8 vehicles in back

BUILDING INFORMATION



Parking
Front & 8 Rear
Stalls



Loading
Drive In Overhead
12' x 14'

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

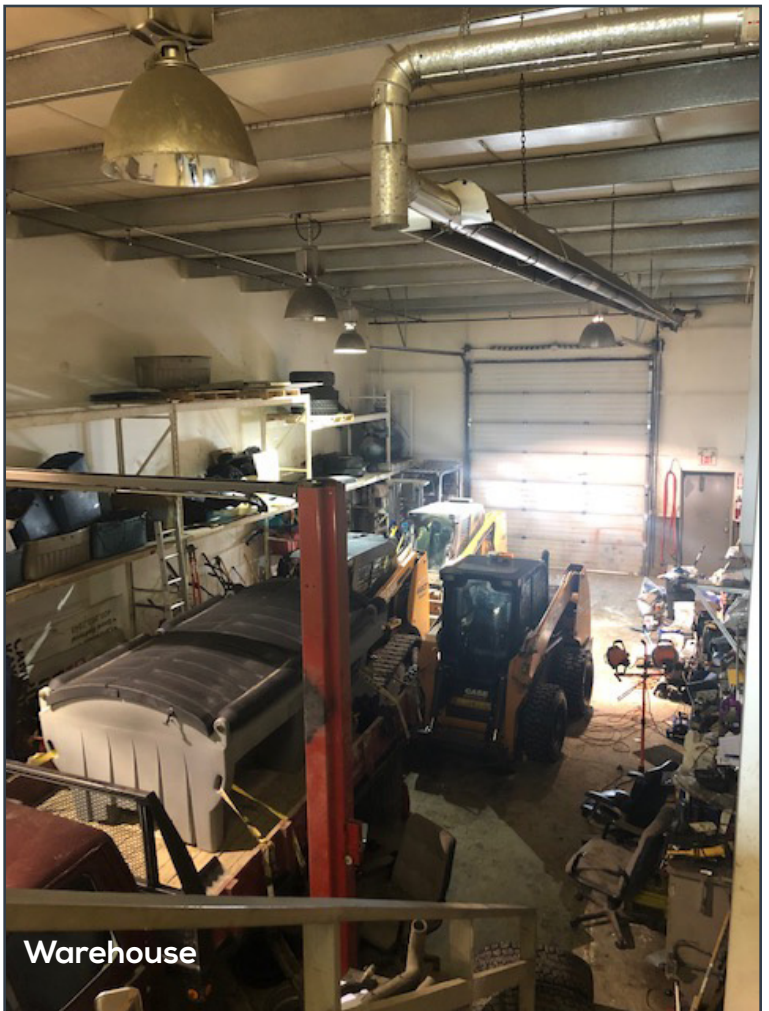
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PHOTOS

12159 44 Street SE, Calgary, Alberta



Mezzanine



Warehouse

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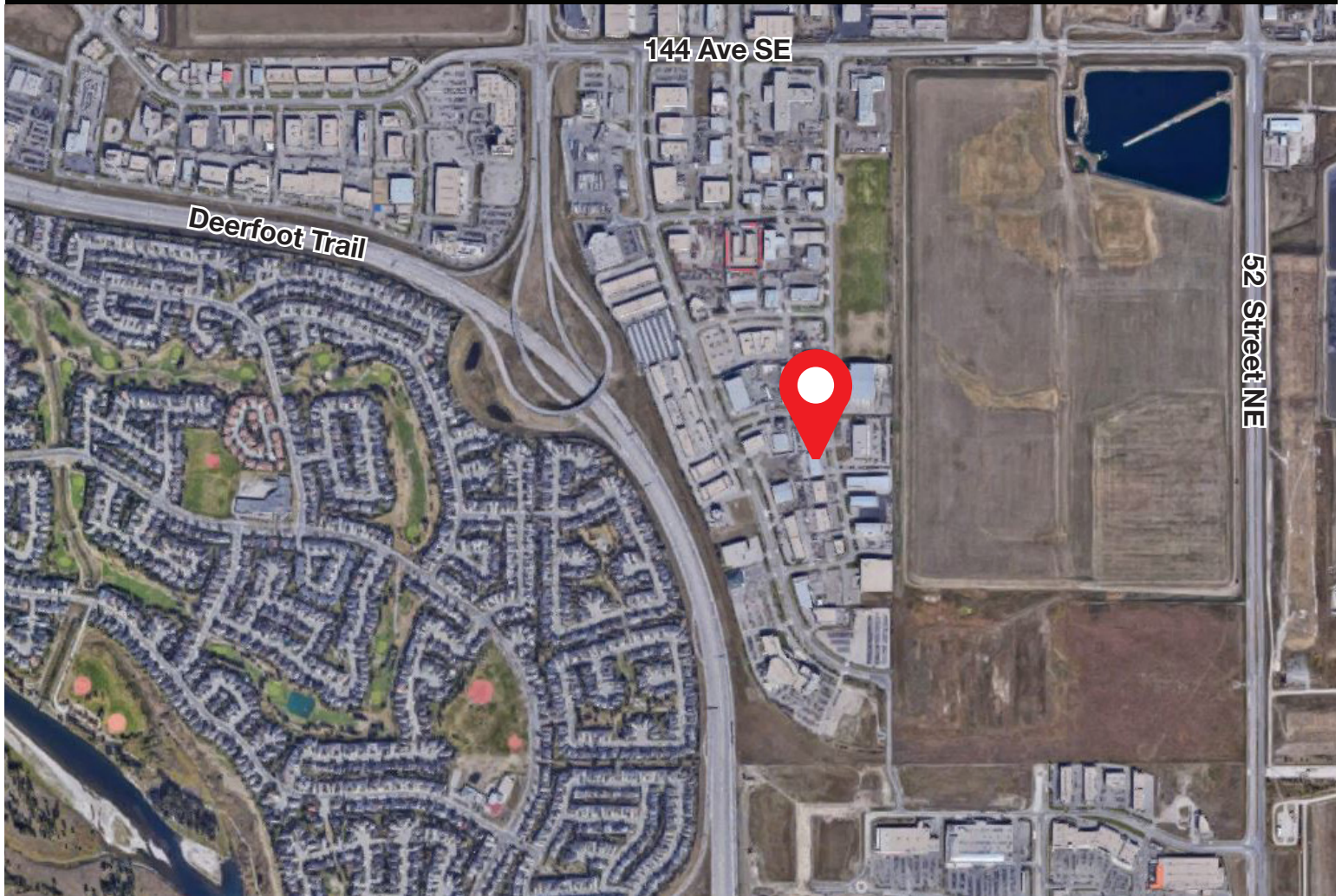
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LOCATION

12159 44 Street SE, Calgary, Alberta



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