

FOR LEASE

Palliser
Realty & Management Corp.

2005 - 10th Avenue SW
Calgary AB T3C0K4
www.palliserrealty.com

Horizon

Bay 10 & 11, 2712 - 37th Avenue NE
Office/Industrial/Warehouse



9,134 Sq Ft

Palliser
Realty & Management Corp.

Jeff Buziak
403-807-2183
jeff@palliserrealty.com

The information contained herein is provided for general information only and is subject to change at any time. Palliser Realty & Management Corp. (or affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing material.

Property Details



2005 - 10th Avenue SW
Calgary AB T3C0K4
www.palliserrealty.com

Horizon

Bay 10 & 11, 2712 - 37th Avenue NE

DISTRICT:	Horizon
LEGAL DESCRIPTION:	Lots 6-8 Block 7 Plan 8490 AP
ZONING:	I-G
BAY SIZE:	9,134 sq. ft.
OFFICE/SHOWROOM:	6,134 sq. ft.
WAREHOUSE:	3,000 sq. ft.
ELECTRICAL:	Main: 200 amps - 347/600 volts
MECHANICAL:	Roof Top Units/Unit Heaters (2)
LOADING:	2 - 12' x 16' Drive-in
CEILING HEIGHT:	20' Clear
LEASE RATE:	\$11.00 per sq. ft. net
PROPERTY TAX:	\$2.95 per sq. ft. (2023 Budget)
OPERATING COST:	\$4.44 per sq. ft. (2023 Budget)
AVAILABLE:	30 Days

FEATURES

- Great NE location on Barlow/McKnight with good front presence & signage.
- Ample parking and large rear yard loading.
- Transit: Bus route #54
- Skylights (2)



2005 - 10th Avenue SW
Calgary AB T3C0K4
www.palliserrealty.com

Jeff Buziak
403-807-2183
jeff@palliserrealty.com

The information contained herein is provided for general information only and is subject to change at any time. Palliser Realty & Management Corp (or affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing material.

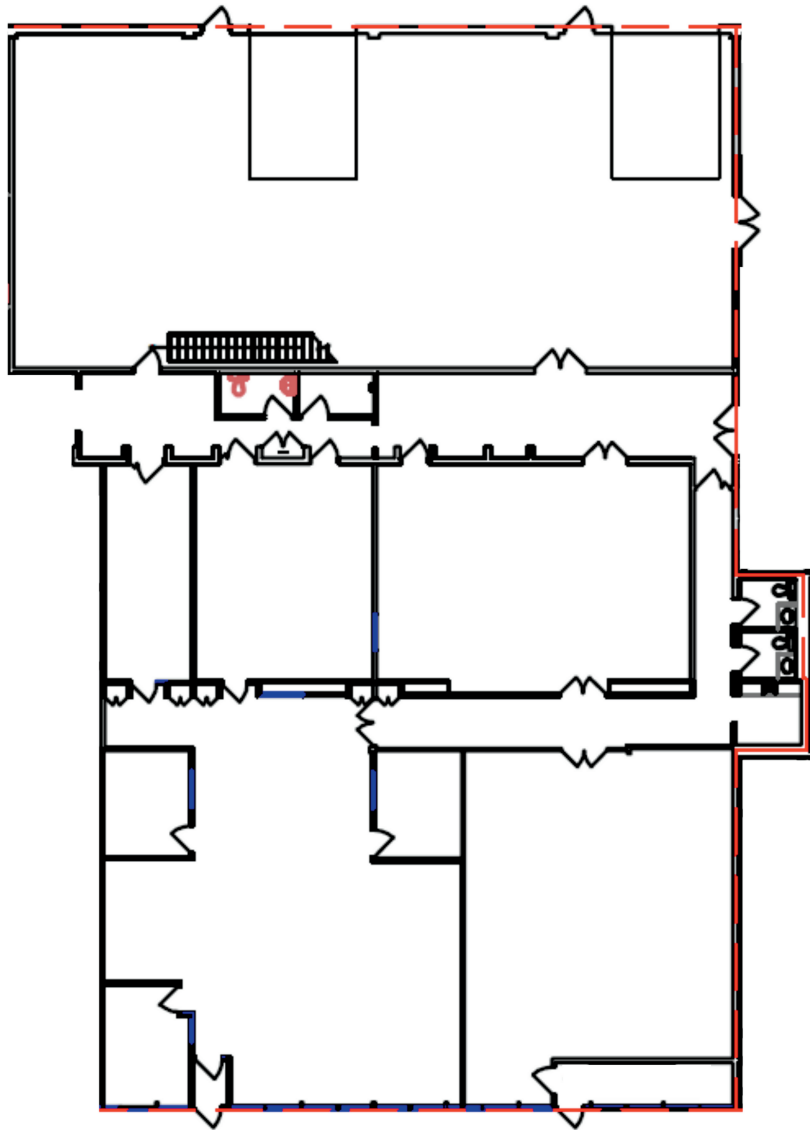
Floor Plan

Horizon

Bay 10 & 11, 2712 - 37th Avenue NE

Palliser
Realty & Management Corp.

2005 - 10th Avenue SW
Calgary AB T3C0K4
www.palliserrealty.com



Palliser
Realty & Management Corp.

2005 - 10th Avenue SW
Calgary AB T3C0K4
www.palliserrealty.com

Jeff Buziak
403-807-2183
jeff@palliserrealty.com

The information contained herein is provided for general information only and is subject to change at any time. Palliser Realty & Management Corp (or affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing material.

Site Plan

Horizon

Bay 10 & 11, 2712 - 37th Avenue NE

Palliser
Realty & Management Corp.

2005 - 10th Avenue SW
Calgary AB T3C0K4
www.palliserrealty.com



Palliser
Realty & Management Corp.

2005 - 10th Avenue SW
Calgary AB T3C0K4
www.palliserrealty.com

Jeff Buziak
403-807-2183
jeff@palliserrealty.com

The information contained herein is provided for general information only and is subject to change at any time. Palliser Realty & Management Corp (or affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing material.

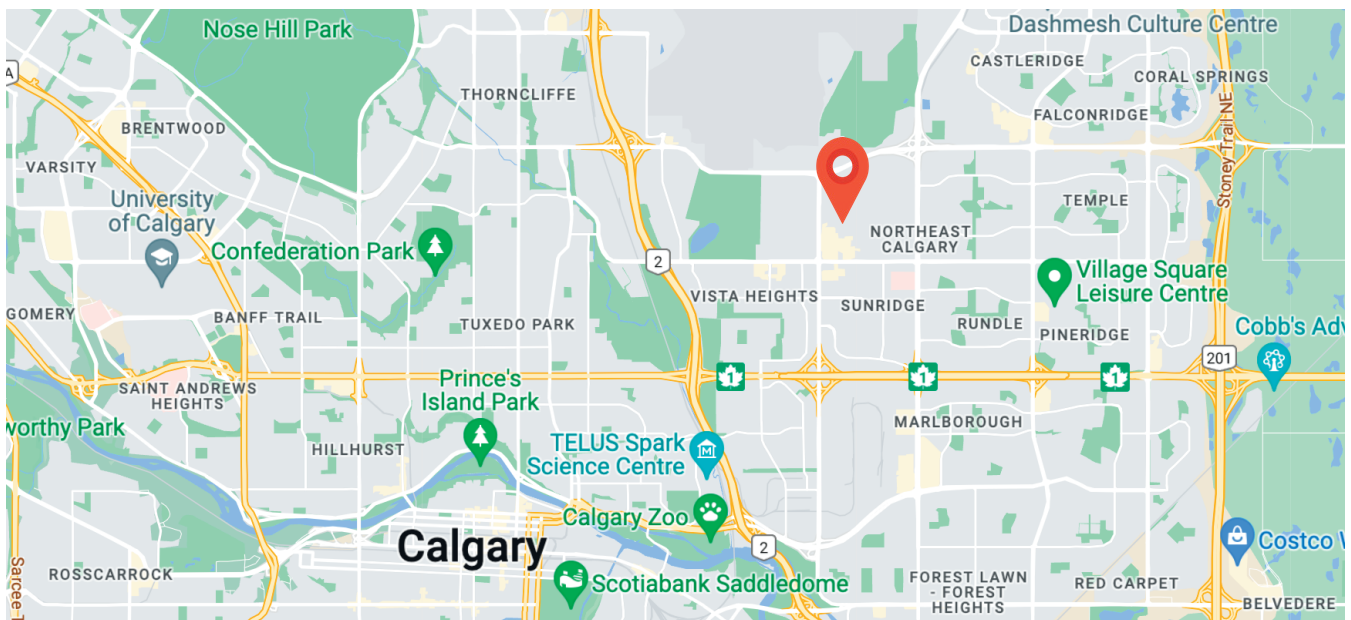
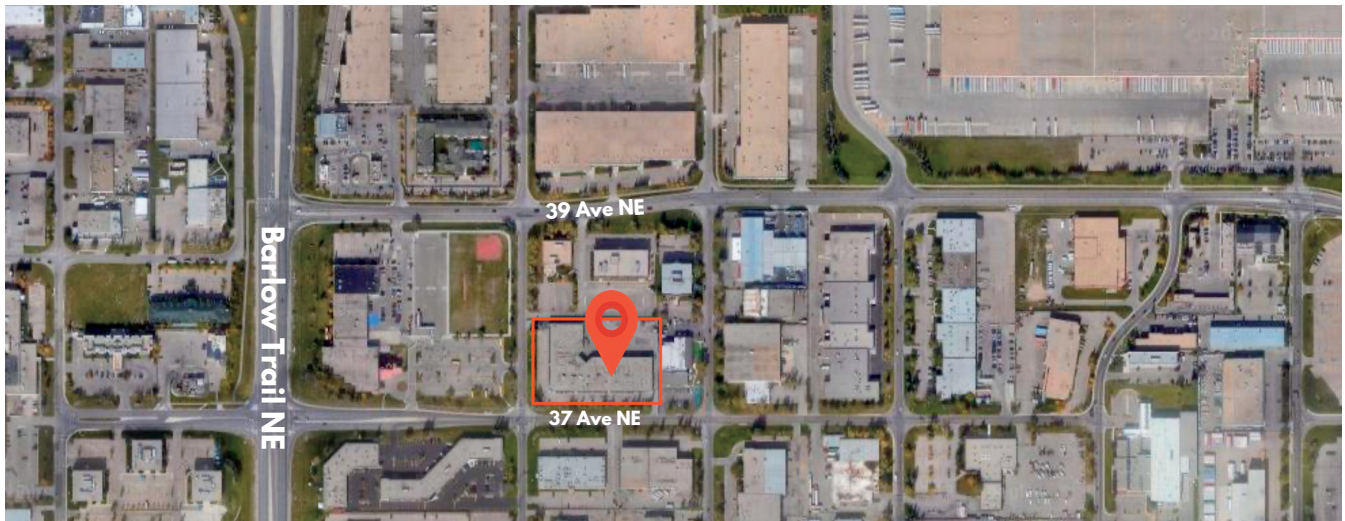
Property Location

Horizon

Bay 10 & 11, 2712 - 37th Avenue NE

Palliser
Realty & Management Corp.

2005 - 10th Avenue SW
Calgary AB T3C0K4
www.palliserrealty.com



Palliser
Realty & Management Corp.

2005 - 10th Avenue SW
Calgary AB T3C0K4
www.palliserrealty.com

Jeff Buziak
403-807-2183
jeff@palliserrealty.com

The information contained herein is provided for general information only and is subject to change at any time. Palliser Realty & Management Corp (or affiliates) will not be held responsible for any misrepresentation or misunderstanding arising from the contents of this marketing material.