

FOR LEASE

Palliser
Realty & Management Corp.

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

Airways

Bay 15/16, 4220 - 23 Street NE
Office/Warehouse



1,950 Sq Ft

Palliser
Realty & Management Corp.

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

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Property Details

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DISTRICT:	Airways
LEGAL DESCRIPTION:	Lot 9 Block 8 Plan 7410187
ZONING:	I-G
SIZE, 2 BAYS:	1,950 sq. ft.
OFFICE/SHOWROOM:	1,230 sq. ft.
WAREHOUSE:	720 sq. ft.
ELECTRICAL:	100 amps, 110/208 volts
MECHANICAL:	Furnace/Cooling Unit
LOADING:	1'-12' x 12' Surface
CEILING HEIGHT:	17' Clear
LEASE RATE:	\$12.00 per sq. ft. net
PROPERTY TAX:	\$3.33 per sq. ft. (2023 Budget)
OPERATING COST:	\$4.82 per sq. ft. (2023 Budget)
AVAILABLE:	Immediate

FEATURES

Central NE location with street exposure, generous office space, new flooring, and upper storage mezzanine (450 sq. ft.)

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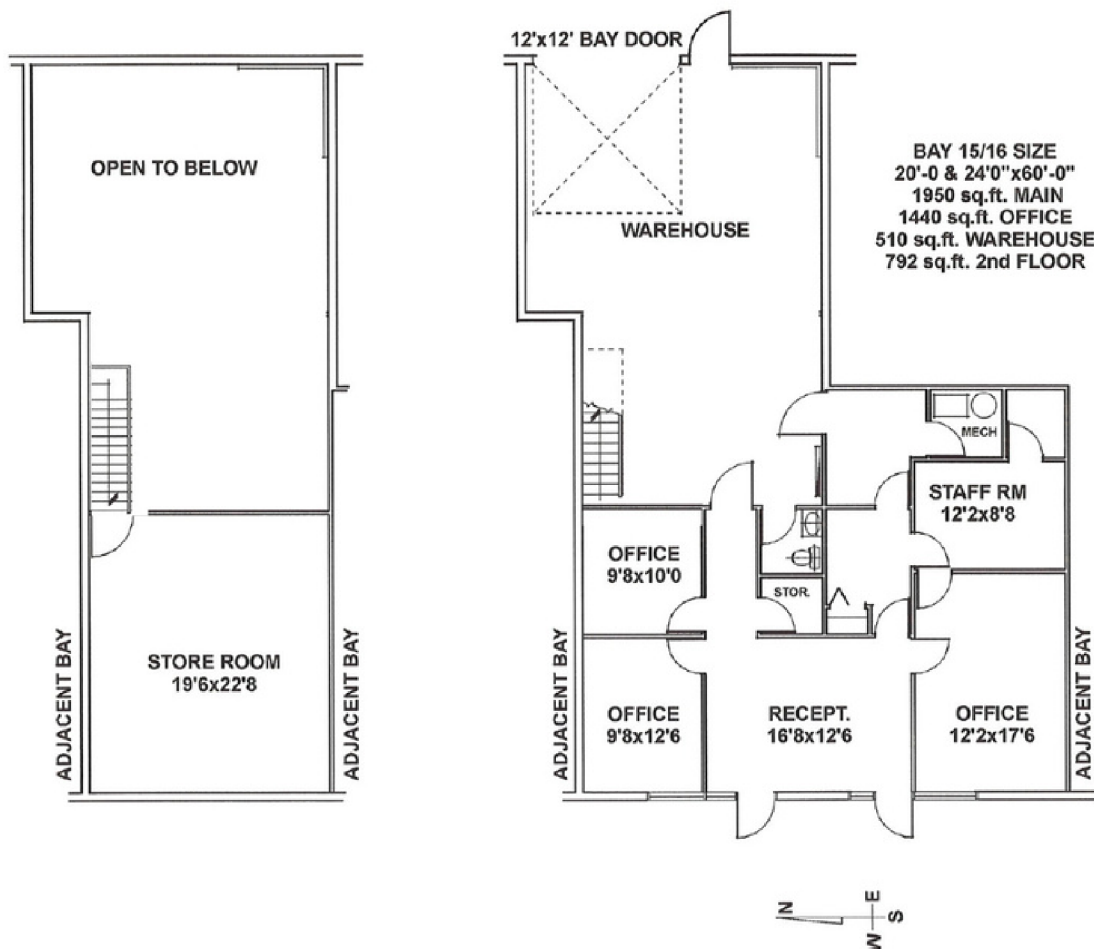
Floor Plan

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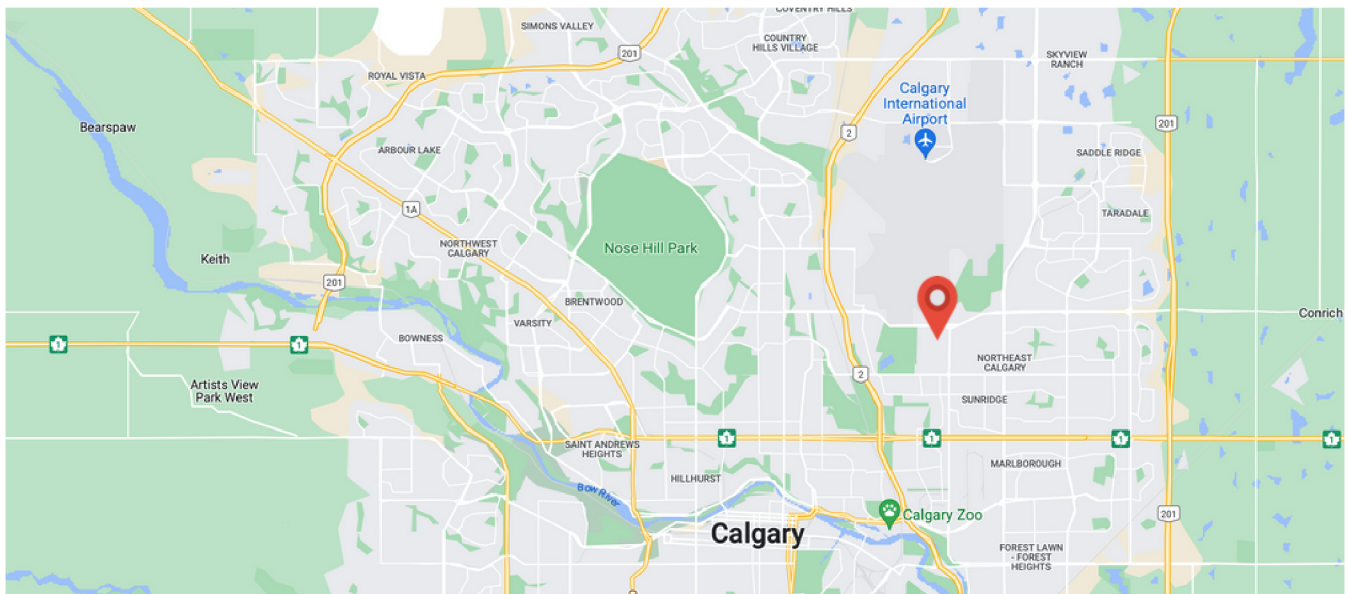
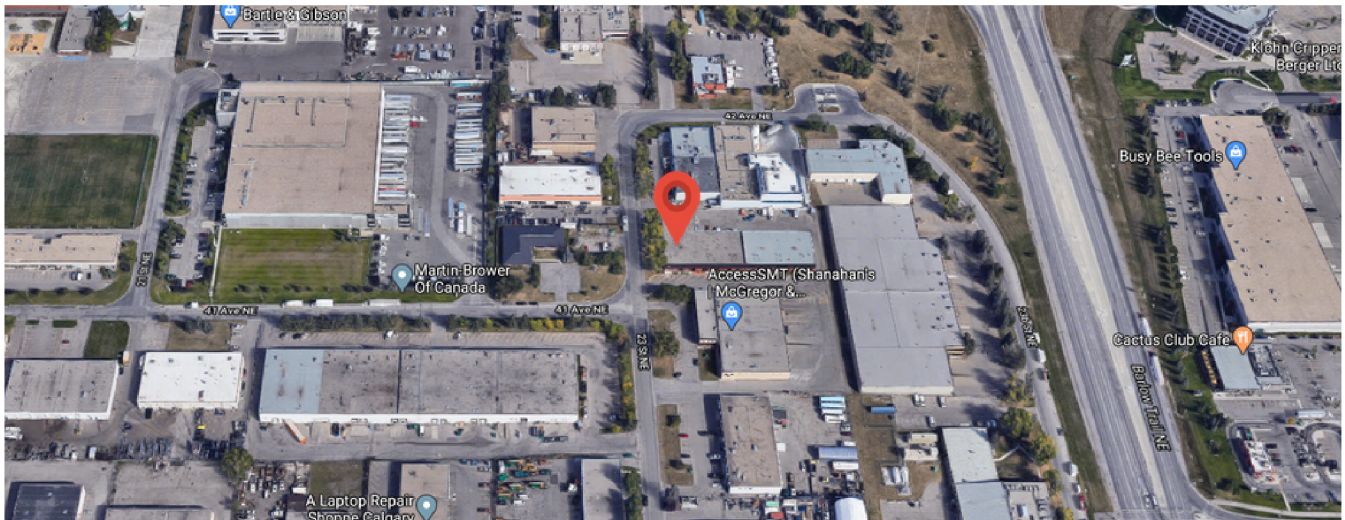
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