

FOR LEASE

Palliser
Realty & Management Corp.

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

Airways

Bay 17, 4220 - 23 Street NE

Warehouse/Office



1200 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

Airways

Bay 17, 4220 - 23 Street NE

| | |
|---------------------------|----------------------------------|
| DISTRICT: | Airways |
| LEGAL DESCRIPTION: | Lot 9 Block 8 Plan 7410187 |
| ZONING: | I-G |
| BAY SIZE: | 1200 sq. ft. |
| OFFICE/SHOWROOM: | 800 sq. ft. |
| WAREHOUSE: | 400 sq. ft. |
| ELECTRICAL: | 100 amps 110/208 volts |
| MECHANICAL: | Furnace |
| LOADING: | 1'-12'x12' Surface |
| CEILING HEIGHT: | 17' Clear |
| LEASE RATE: | \$11.00 per sq. ft. net |
| PROPERTY TAX: | \$2.97 per sq. ft. (2021 Budget) |
| OPERATING COST: | \$3.92 per sq. ft. (2021 Budget) |
| AVAILABLE: | Immediately |

FEATURES

Central NE Location
Office
New Flooring and Paint
Large Mezzanine (800 sq. ft.)



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

Palliser
Realty & Management Corp.

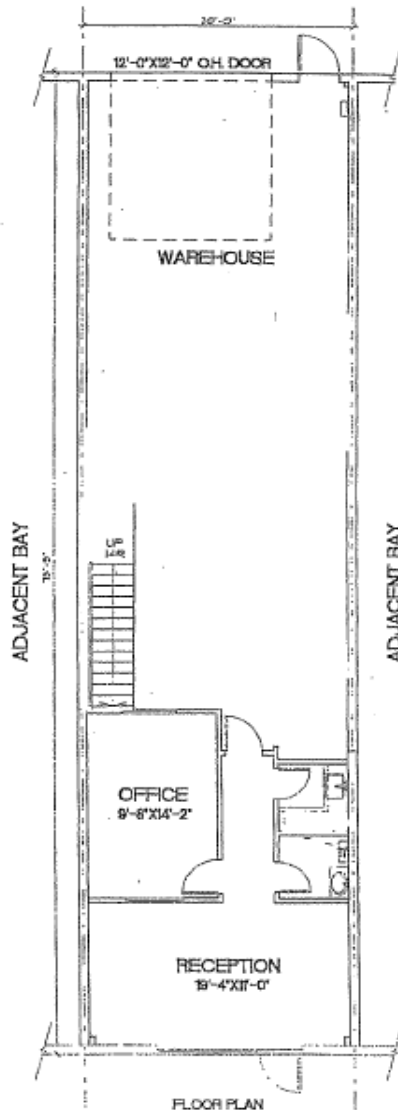
2005 - 10th Avenue SW

Calgary AB T3C0K4

www.palliserrealty.com

Airways

Bay 17, 4220 - 23 Street NE



4220 - 23 Street NE
Calgary, Alberta

Total Rentable Square Footage:
1200 SQ FT

Office: 800 sq. ft
Warehouse: 400 sq. ft

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 Details

Airways

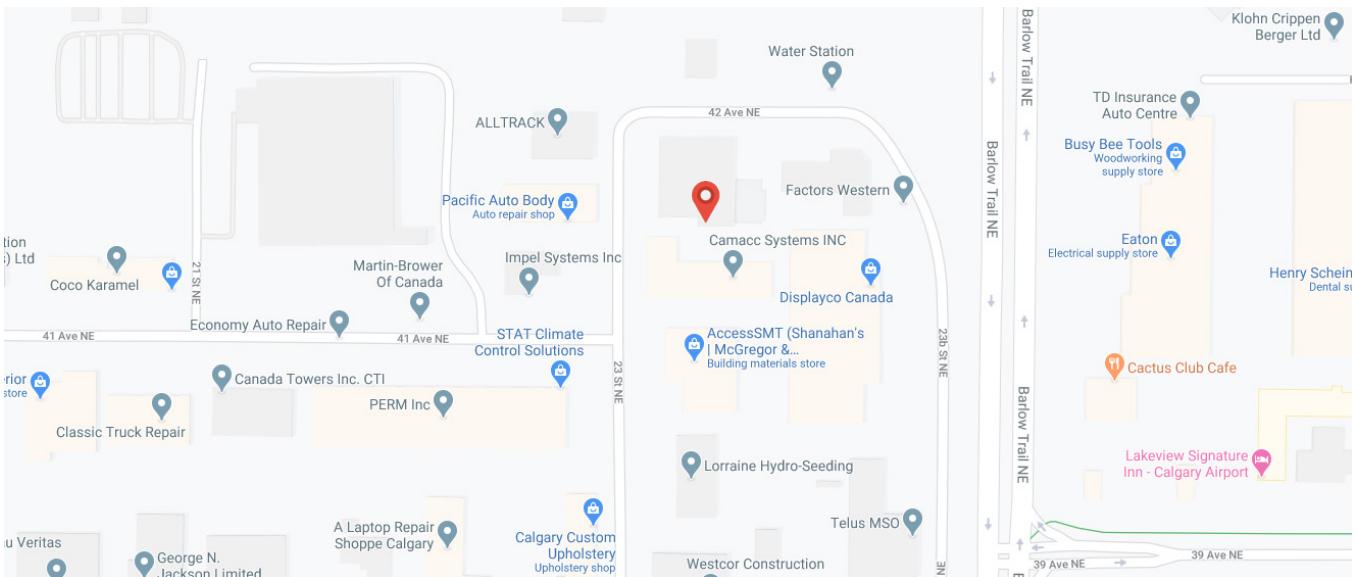
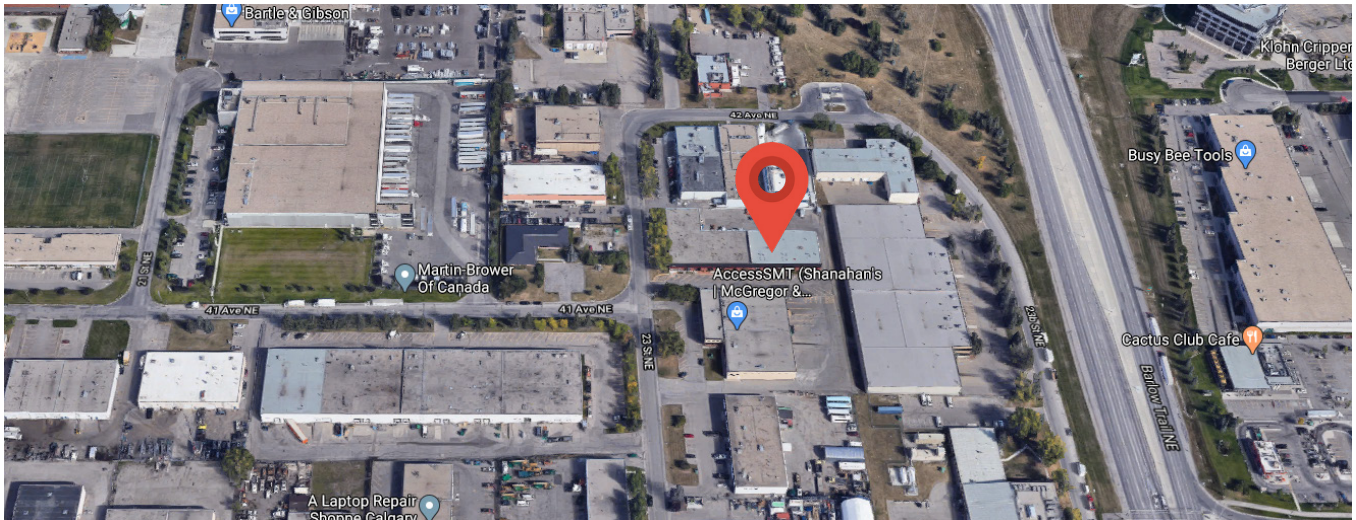
Bay 17, 4220 - 23 Street NE

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.