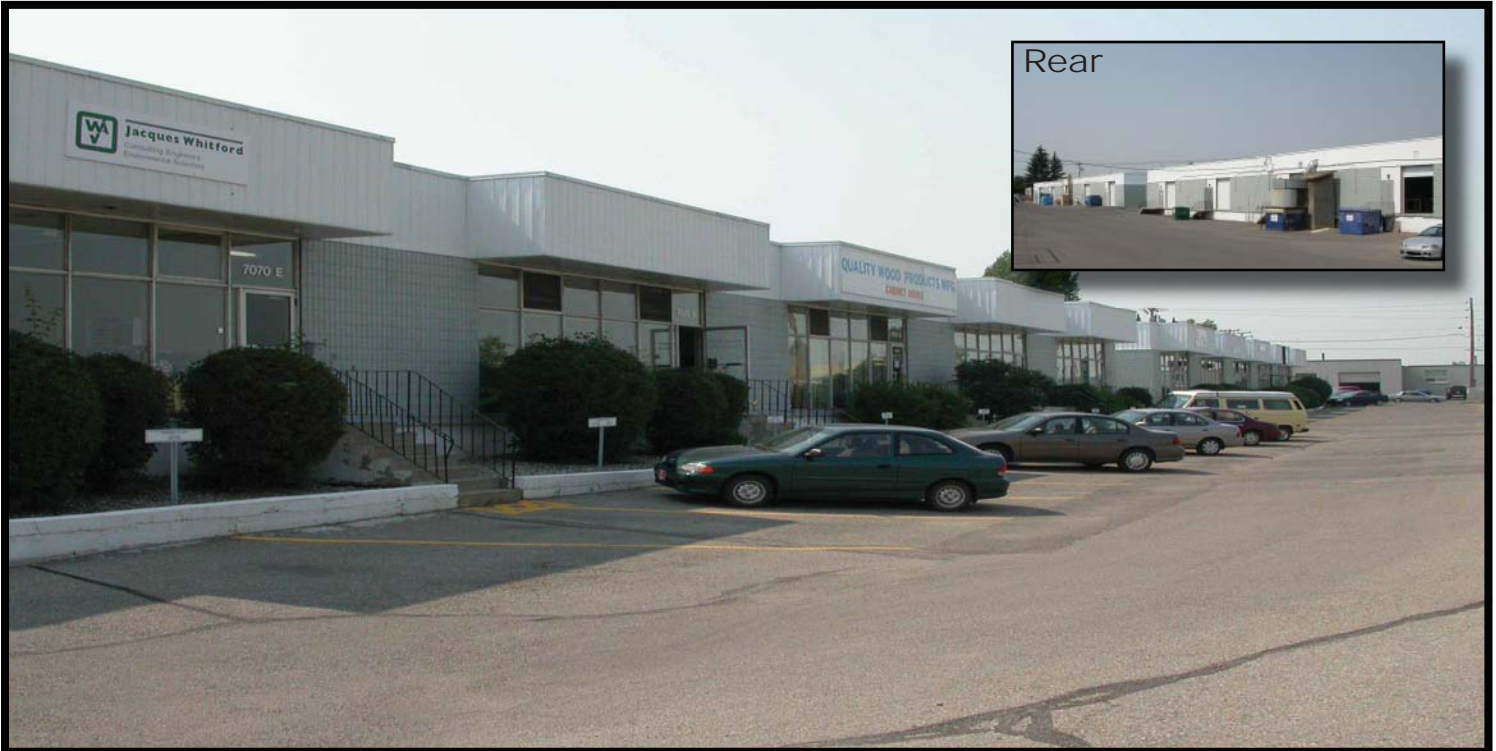


AVENUE COMMERCIAL

INDUSTRIAL CONDOS FOR SALE/LEASE

7060 7070 FARRELL ROAD S.E. CALGARY, ALBERTA



FEATURES. . . .

- Central location with good access to Blackfoot, Deerfoot & Glenmore Trails and exposure to Blackfoot Trail.
- Fully paved yard with ample parking, allows for easy marshalling and loading.
- Various office layouts and sizes available. One vacant unit remaining

www.avenuecommercial.com

AVENUE COMMERCIAL

Suite 40, 308-11th Avenue S.E.
Calgary, AB T2G 0Y2
Tel: (403) 802-6766
Fax: (403) 802-6768

COMMERCIAL REAL ESTATE BROKERAGE • PROPERTY MANAGEMENT • SYNDICATION • CONSULTING

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PROPERTY DESCRIPTION

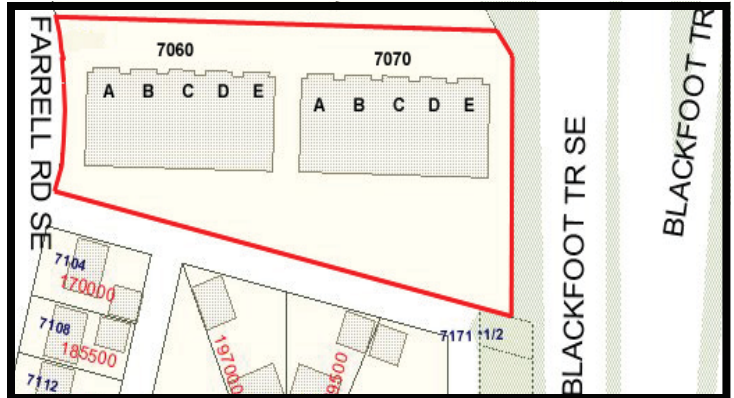
Unit Sizes: 2,800 sq. ft.
 Bay D for lease: \$6.75 p.s.f

Operating Costs & Tax: \$2.98 p.s.f

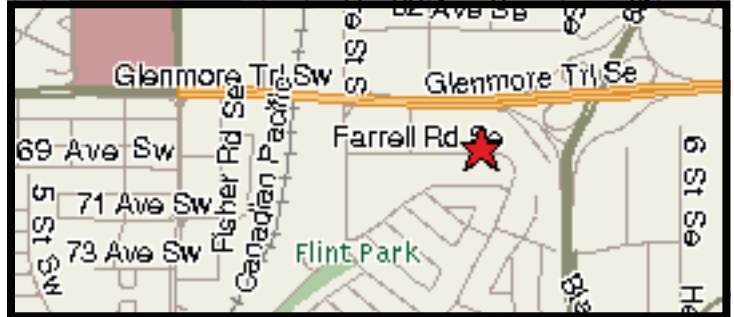
Unit #	Lease Rate	Sale Price
1	-	\$280,000 (\$100 p.s.f)
2	-	\$280,000 (\$100 p.s.f)
3	-	\$280,000 (\$100 p.s.f)
4	\$6.75	\$280,000 (\$100 p.s.f)
5	-	\$280,000 (\$100 p.s.f)
6	-	\$280,000 (\$100 p.s.f)
7	-	\$280,000 (\$100 p.s.f)
8	-	\$280,000 (\$100 p.s.f)
9	-	\$280,000 (\$100 p.s.f)

Loading: 7060: drive in doors
 7070: dock doors
 Power: 100 amps; 208 volts (TBV)
 Ceiling Height: 12.5'
 Estimated Condo Fees: \$560 per month
 Possession: Available September 2004

SITE PLAN



LOCATION MAP



CONTACT INFORMATION

Avenue Commercial
 (403) 802-6766
 info@avenuecommercial.ca

FLOOR PLANS

