

**FOR LEASE  
(MAY SELL)**

**Bay 3, 4351 - 104th Avenue SE  
Eastlake  
Calgary, Alberta**



## HIGHLIGHTS

- Modern end cap industrial bay approx 4,464 sq ft
- Attractive frontage, 22 ft ceilings, 250 Amps, loading door, 3 parking stalls, two storey attractive office space
- Located within the Eastlake Industrial Park approx. 4km from Glenmore Trail and approx. 3km from Deerfoot Trail

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### PROPERTY DESCRIPTION

**Legal Description:** Condo Plan 0613509, unit 3  
**District:** Eastlake  
**Zoning:** I-G (General Industrial)  
**Size:** Approx. 4,464 sq. ft.  
**Loading:** One rear Drive-In 10' x 12' door  
**Heating:** One 3 ton RTU for office space and gas blower heating to workshop/warehouse area.  
**Lighting:** Sodium lighting to workshop/warehouse  
**Power:** 3 phase 250 Amps  
**Ceiling Height:** 22 ft.  
**Condo Fees:** \$550 per month  
**Description:** Modern Industrial bay with attractive two storey office space, washrooms on two floors, mix of partitioned offices and meeting rooms with reception area.  
**Basic Rent:** \$13.00 psf  
**Sale Price:** Upon application

### INTERIOR



### SATELLITE MAP



### AREA MAP



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**RING ROAD MAP**



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