

# FOR LEASE      Foothills WAREHOUSE / OFFICE

Bay 101, 8203 - 31st Street S.E.



2,250 Square Feet



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# PROPERTY HIGHLIGHTS

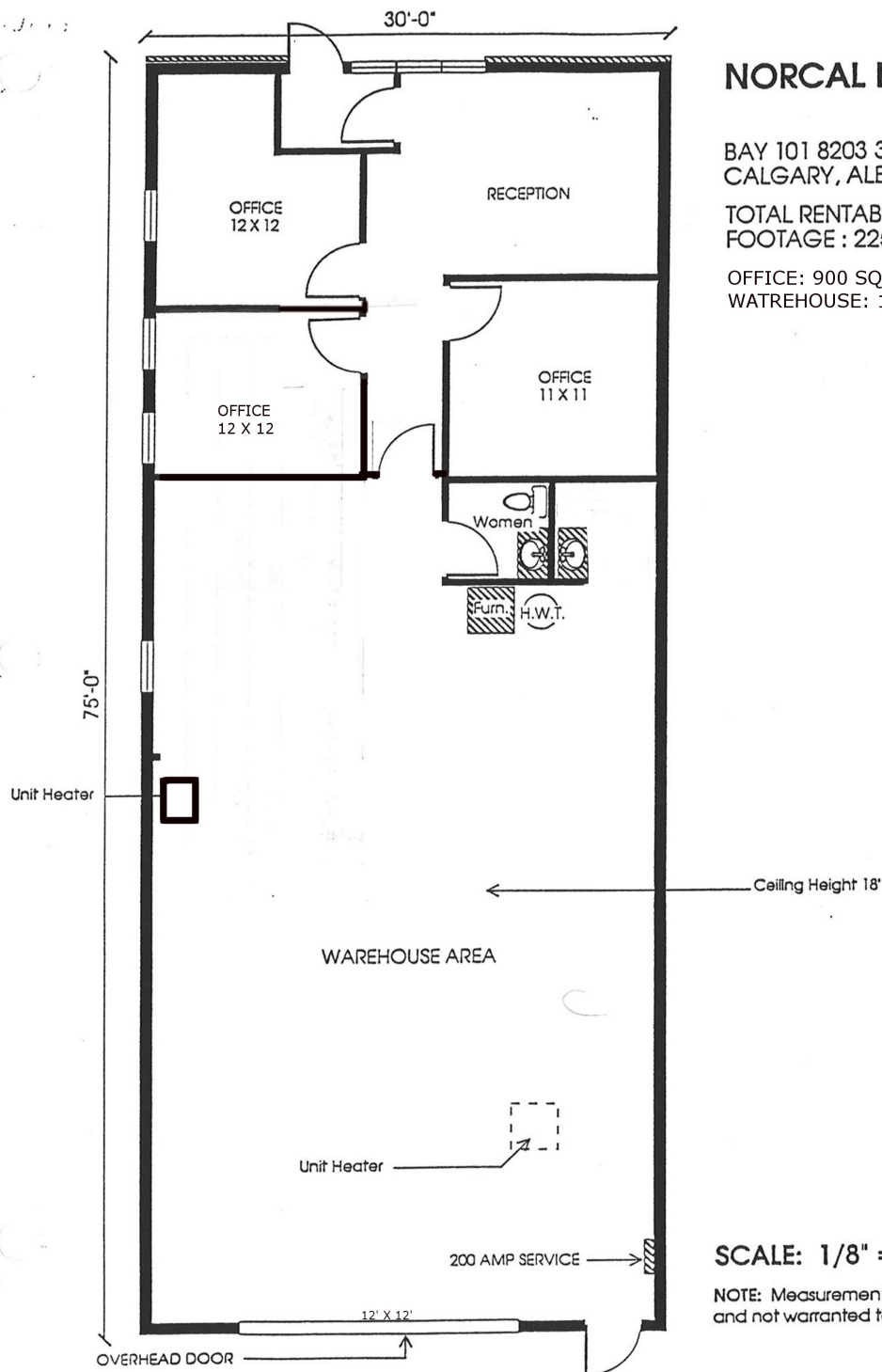
## 101, 8203 - 31st Street S.E.

DISTRICT:	Foothills Industrial Park
LEGAL DESCRIPTION:	Plan 751LK; Block 2; Lot 6
ZONING:	I-G
BUILDING SIZE:	11,250 Square Feet
OFFICE:	900 Square Feet
WAREHOUSE:	1,350 Square Feet
LOADING:	(1) Surface 12' x 12'
CEILING HEIGHT:	18' clear
ELECTRICAL:	200 amps
MECHANICAL:	(1) Furnace, (2) New Unit Heaters
LEASE RATE:	\$11.00 per Sq. Ft.
OPERATING COSTS:	\$3.12 per Sq. Ft. ("2018 Budget")
PROPERTY TAX:	\$3.29 per Sq. Ft.
AVAILABLE:	Immediate
FEATURES:	Excellent access to Glenmore Trail.



# FLOOR PLAN

101, 8203 - 31st Street S.E.



## NORCAL REALTY

BAY 101 8203 31 STREET S.E.  
CALGARY, ALBERTA

TOTAL RENTABLE SQUARE  
FOOTAGE : 2250 SQ FT

OFFICE: 900 SQ. FT.  
WATREHOUSE: 1,350 SQ. FT.

**SCALE: 1/8" = 1'-0"**

NOTE: Measurements are approximate  
and not warranted to be exact

# CITY MAP

## 101, 8203 - 31st Street S.E.

