

FOR LEASE AIRWAYS

OFFICE / WAREHOUSE

Bay #17, 4220 - 23rd Street N.E.



1,200 Square Feet



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PROPERTY HIGHLIGHTS

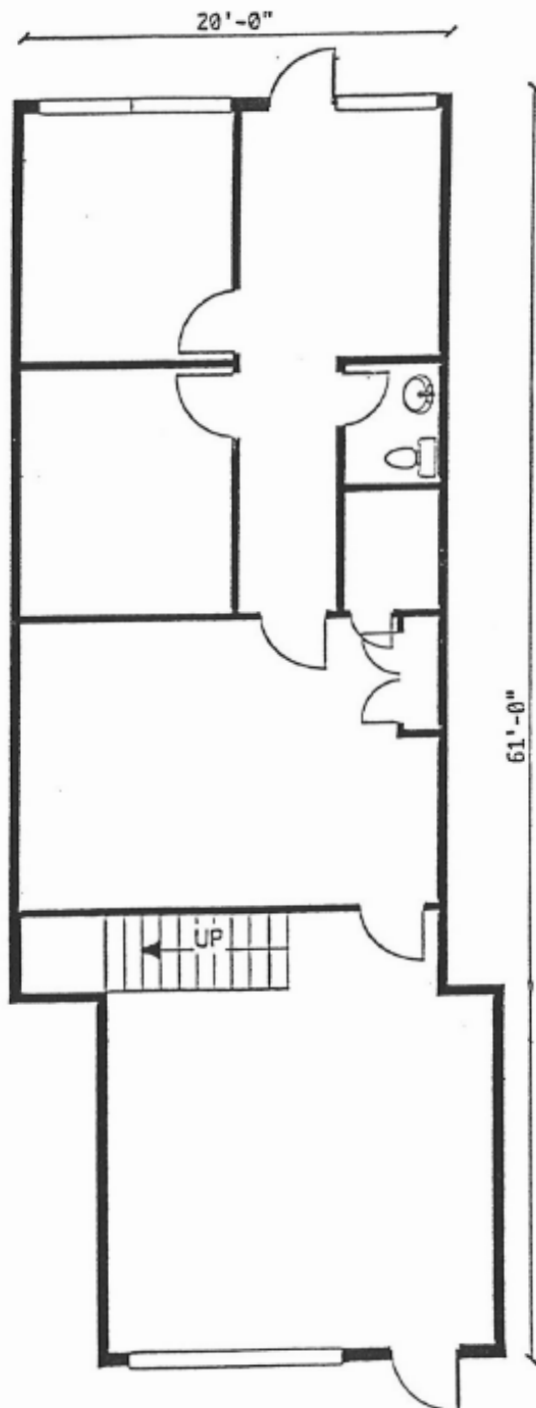
Bay 17, 4220 - 23rd Street N.E.

DISTRICT:	Airways
LEGAL DESCRIPTION:	Plan 7410187 Block 8 Lot 9
ZONING:	I-G
BUILDING SIZE:	22,659 sq. ft.
OFFICE:	800 sq. ft.
WAREHOUSE:	400 sq. ft.
CEILING HEIGHT:	17'
LOADING:	1-12'x12' Surface
ELECTRICAL:	100 Amps; 110/208 Volts
MECHANICAL:	Furnace (2)
LEASE RATE:	\$11.00 per sq. ft.
PROPERTY TAX:	\$2.90 per sq. ft.
OPERATING COSTS:	\$3.82 per sq. ft. ("2018 Budget")
AVAILABLE:	October 2018
FEATURES	Central NE Location Mezzanine



FLOOR PLAN

Bay #17, 4220 - 23rd Street N.E.



The Norcal Group

291-3010

BAY #17, 4220 23RD STREET N.E.
CALGARY, ALBERTA
T2E 6X7

TOTAL RENTABLE
SQUARE
FOOTAGE : 1,200 SQ FT

LEGAL
DESCRIPTION:
LOT #9
BLOCK #8
PLAN 7410187

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

NOTE: Measurements are approximate
and not warranted to be exact

CITY MAP

Bay #17, 4220 - 23rd Street N.E.

