

# FOR LEASE Freezer/Cooler WAREHOUSE / OFFICE

613 - 28th Street N.E.



6,500 Square Feet



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# PROPERTY HIGHLIGHTS

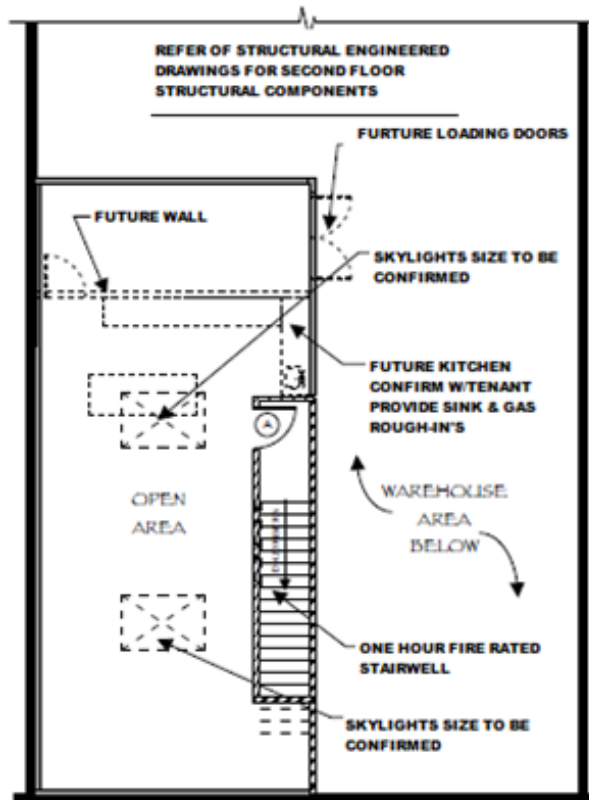
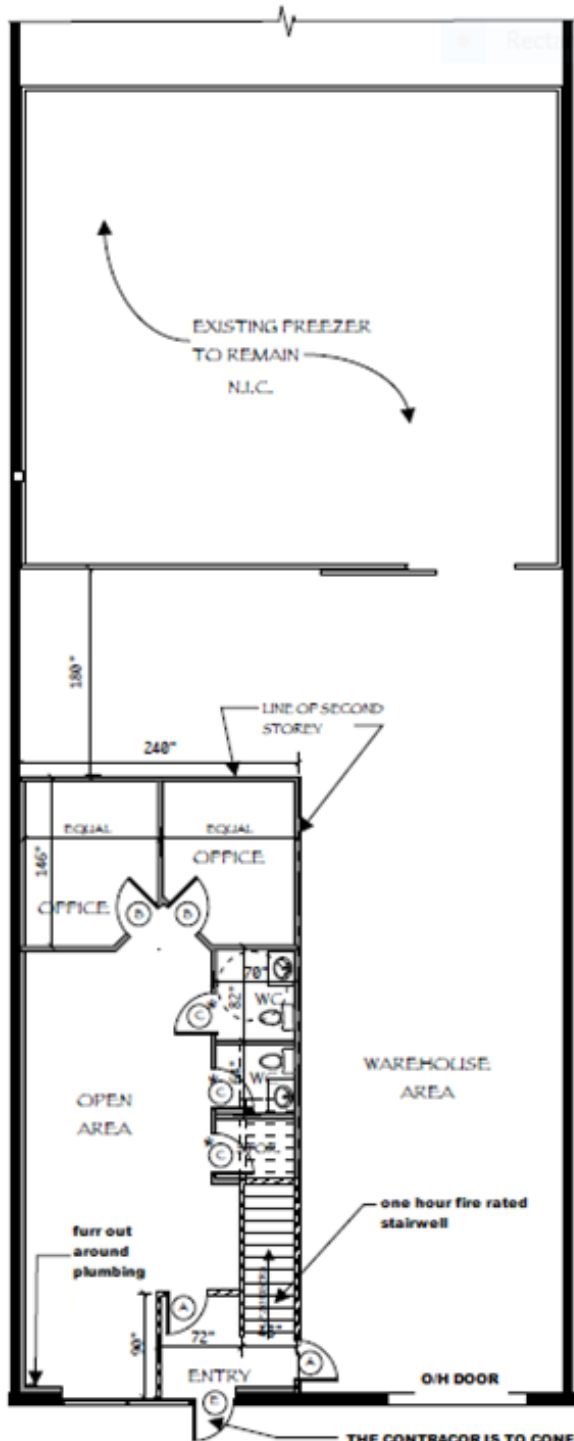
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<b>DISTRICT:</b>	<b>Meridian</b>
<b>LEGAL DESCRIPTION:</b>	<b>Plan 7655HF, Block 7, Lot 1</b>
<b>ZONING:</b>	<b>I-G</b>
<b>BUILDING SIZE:</b>	<b>96,051 Sq. Ft.</b>
<b>BAY SIZE:</b>	<b>5,000 Sq. Ft.</b>
<b>OFFICE SIZE:</b>	<b>1,500 Sq. Ft.</b>
<b>FREEZER:</b>	<b>4,000 Sq. Ft.</b>
<b>COOLER:</b>	<b>1,000 Sq. Ft.</b>
<b>LOADING:</b>	<b>Dock ( 8' x 10')</b>
<b>CEILING HEIGHT:</b>	<b>24'</b>
<b>ELECTRICAL:</b>	<b>400 Amps, 600 Volts</b>
<b>HEATING:</b>	<b>Unit heaters and RTU</b>
<b>LEASE RATE:</b>	<b>\$11.00 per Sq. Ft.</b>
<b>PROPERTY TAX:</b>	<b>\$1.79 per Sq. Ft.</b>
<b>OPERATING COSTS:</b>	<b>\$2.31 per Sq. Ft. ("2018 Budget")</b>
<b>AVAILABLE:</b>	<b>Immediately</b>
<b>FEATURES:</b>	<b>800 Sq. Ft. Mezzanine</b> <b>Calgary Transit Bus Route #127</b> <b>High Traffic Location</b>



# FLOOR PLAN

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THE CONTRACTOR IS TO CONFIRM SECURITY REQUIREMENTS WITH PRIMLINE FOR ENTRY AREA AND ALL TYPE 'A' DOORS

# CITY MAP

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