

CENTRAL FLEX INDUSTRIAL BAY

FOR LEASE

Exposure to
42 Ave SE

Loading: Double
man doors

1,417 sq.ft.

526 42nd Ave SE,
Calgary, AB T2G 1Y6

JIM EDWARDSON
Broker

403 540 0238
jim@mpirealty.ca

BENNETT EDWARDSON
Associate Broker

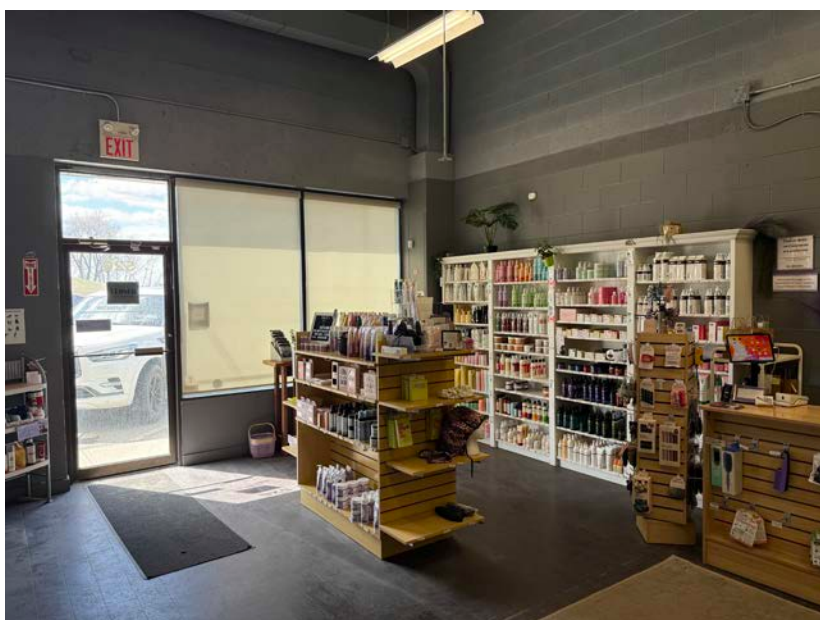
403 973 0238
bennett@mpirealty.ca

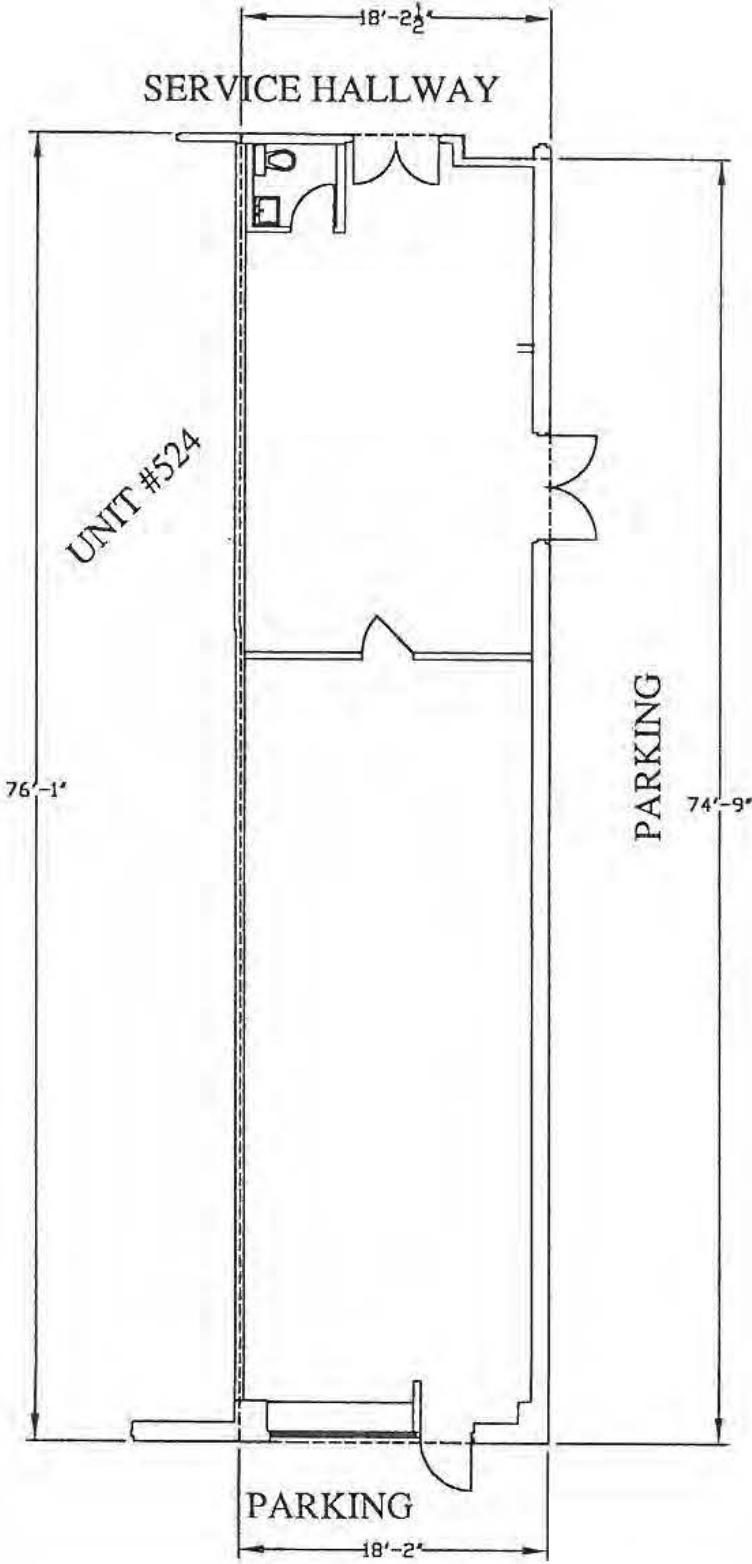




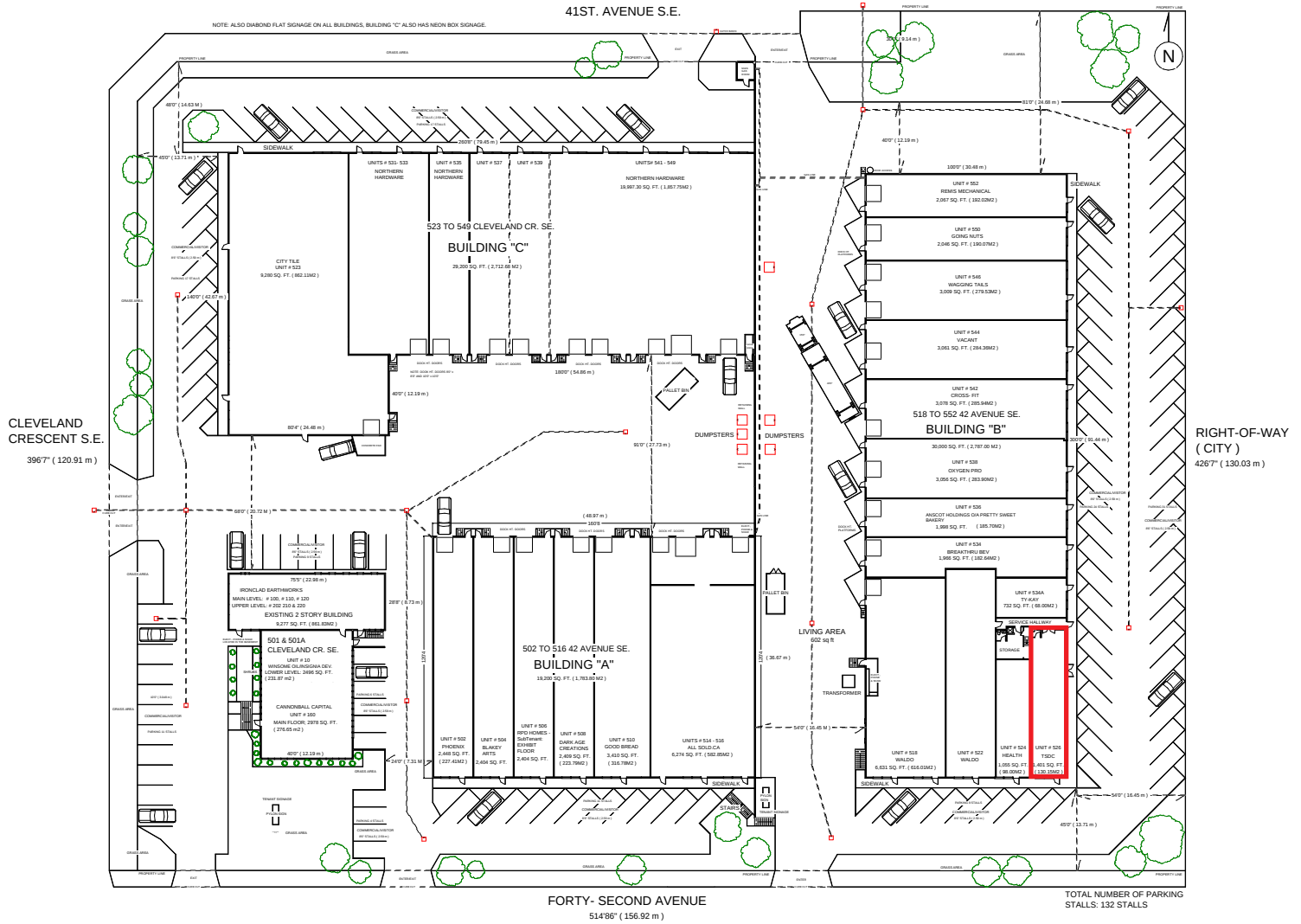
*Building location. All lines are approximate.

Total Sq/ft:	1,417 Sq. Ft. (+/-)	Power:	60 Amp (TBV)
Operating Costs:	\$7.50 PSF (annually)	Term Options:	3 to 5 Years
Parking:	Ample unassigned surface parking	Zoning:	DC w/ IG guidelines & retail
Ceiling Height:	16' (+/-)	Year Built:	1971
Net Rent:	\$18.00 PSF w/ 5% increases years 3 & 5		





LEGAL DESCRIPTION
MERIDIAN 5, RANGE 1, TOWNSHIP 24
SECTION 3, THE MOST SOUTHERLY 425.7
FEET OF THE WESTERLY 511.5 FEET OF THE
EASTERLY 1023 FEET OF THE NE QUARTER





FOR MORE INFORMATION, CONTACT:

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MANCHESTER
PROPERTIES
Manchester Properties Incorporated
242 62 Avenue SE Calgary, AB T2H 2E6
403 212 5375 | manchesterproperties.ca

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