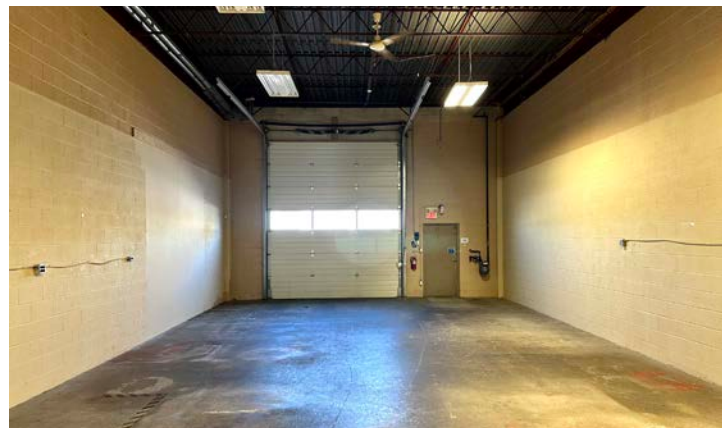


246 62 Avenue SE
CALGARY, AB T2H 2E6

2,500 Sq. Ft.
IC Zoning

INDUSTRIAL/FLEX FOR LEASE



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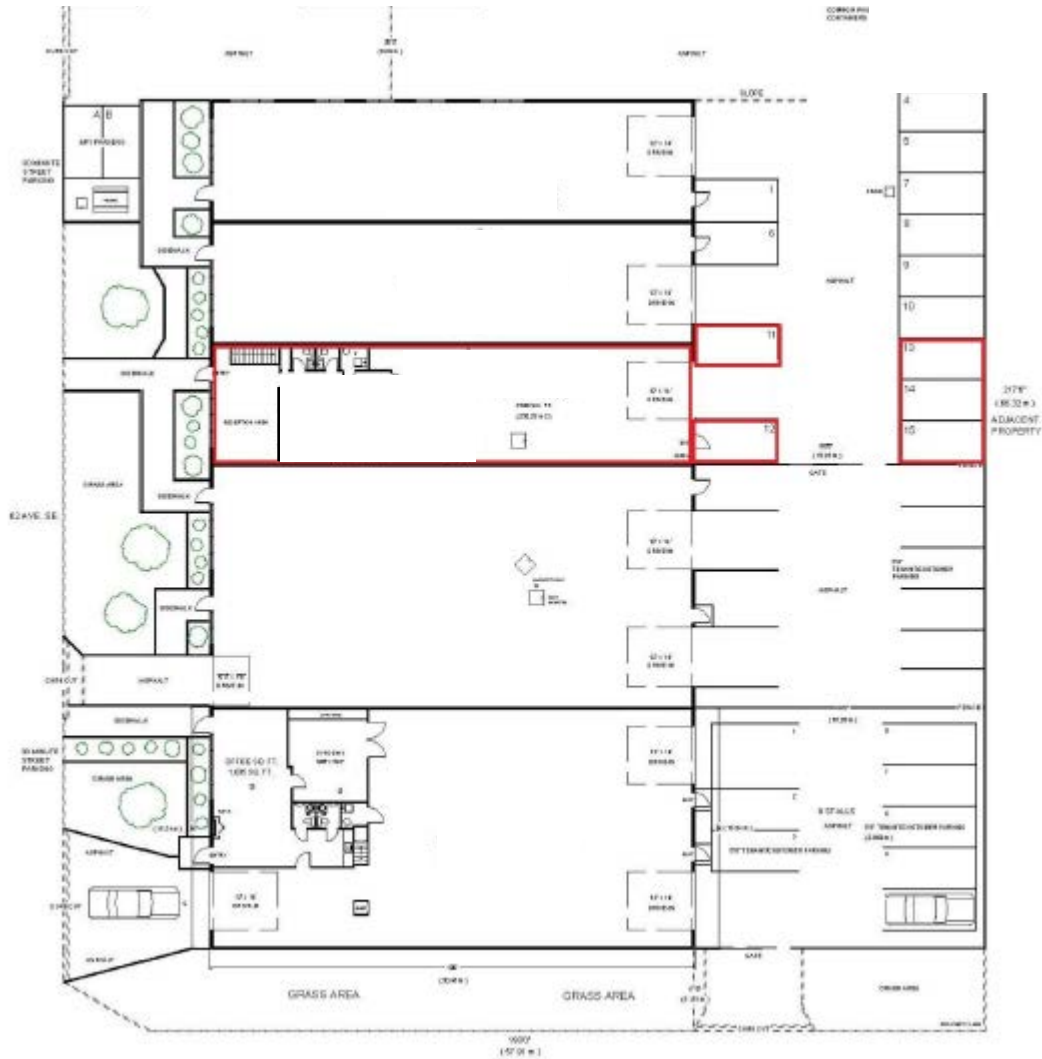
MANCHESTER
PROPERTIES INC.

242 62 Avenue SE Calgary AB T2H 2E6

www.manchesterproperties.ca

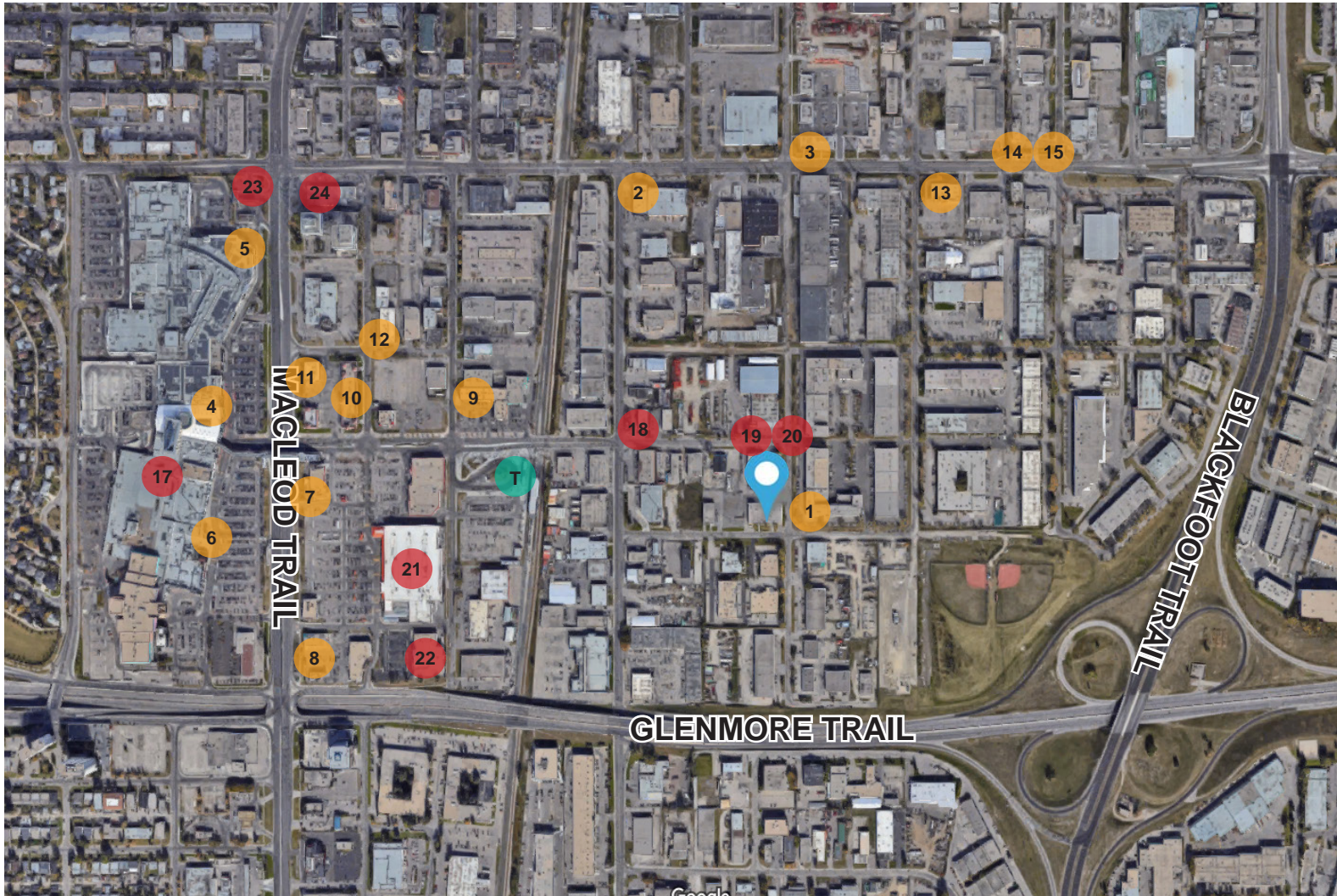
This information has been obtained from a reliable source and is believed to be accurate but is not warranted to be so. This property may be withdrawn from the market at any time without notice. Manchester Properties Inc. represents the interest of the Seller/Landlord of this property. Recipients of this information are advised to conduct their own due diligence to determine the accuracy of the information provided. The information provided is subject to change without notice.

246 62 Avenue SE Calgary, AB





SIZE:	2,500 Sq. Ft.
PARKING:	Ample Surface
POWER:	60 AMP - Can be upgraded
CEILING HEIGHT:	16' (TBV)
LOADING:	DRIVE IN 10' x 12'
ZONING:	IC
LEASE RATE:	\$12.00 PSF +5% years 3 & 5
OPERATING COST:	\$6.72 PSF
AVAILABLE:	30-60 Days
TIA:	\$12.00 PSF on 5 year lease

**Only a 10 minute walk to Chinook Centre
and 5 minute walk to Chinook Train Station.**



Legend

- | | | | | |
|--|-----------------------|-------------------------|------------------------|------------------------|
|  | Restaurant | 1 - Black Apron Cuisine | 9 - Subway | 17 - Chinook Centre |
|  | Amenity | 2 - Prairie Dog Brewing | 10 - Keiths Deli | 18 - Tire Pirates |
|  | Chinook Train Station | 3 - Reds Diner | 11 - Red Lobster | 19 - Astra Automotive |
|  | 246 62 Avenue SE | 4 - Globefish Chinook | 12 - Il Centro | 20 - The FitHouse |
| | | 5 - Surfy Surfy | 13 - Subway | 21 - Home Depot |
| | | 6 - Joeys | 14 - Wendys | 22 - Bed Bath & Beyond |
| | | 7 - Rickys | 15 - Tim Hortons | 23 - Shell Gas Station |
| | | 8 - A&W | 16 - New Level Brewing | 24 - Bubbles Car Wash |

CONTACT US TO SCHEDULE YOUR TOUR



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