

# 223 41 Avenue NE



## For LEASE

### Property Features

**Size:** 3,333 sq.ft.

**Office:** 480 sq.ft.

**Warehouse:** 2,853 sq.ft.

**Mezzanine:** 480 sq.ft.

**Loading:** 1 Drive-In Door (12' x 14')

**Power:** 200 Amp

**Parking:** 2 in the front, 3 behind the bay

**Features:** Sump

**Asking Rate:** \$12.00/sq.ft.

**Op Costs:** \$5.00/sq.ft.

**Location:** Greenview Industrial- Easy access to major routes such as: Center Street, Edmonton Trail, 32 Ave NE, McKnight Blvd



## CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6

403-291-0425 [www.cmsrealestateltd.com](http://www.cmsrealestateltd.com)

**Gerry Macdonald - Broker, CCIM**

403-291-0425

[gm@cmsrealestateltd.com](mailto:gm@cmsrealestateltd.com)

**Gerry Macdonald Jr. - Associate Broker**

403-219-0161

[gmjr@cmsrealestateltd.com](mailto:gmjr@cmsrealestateltd.com)

**Jessica Macdonald - Associate**

403-219-0155

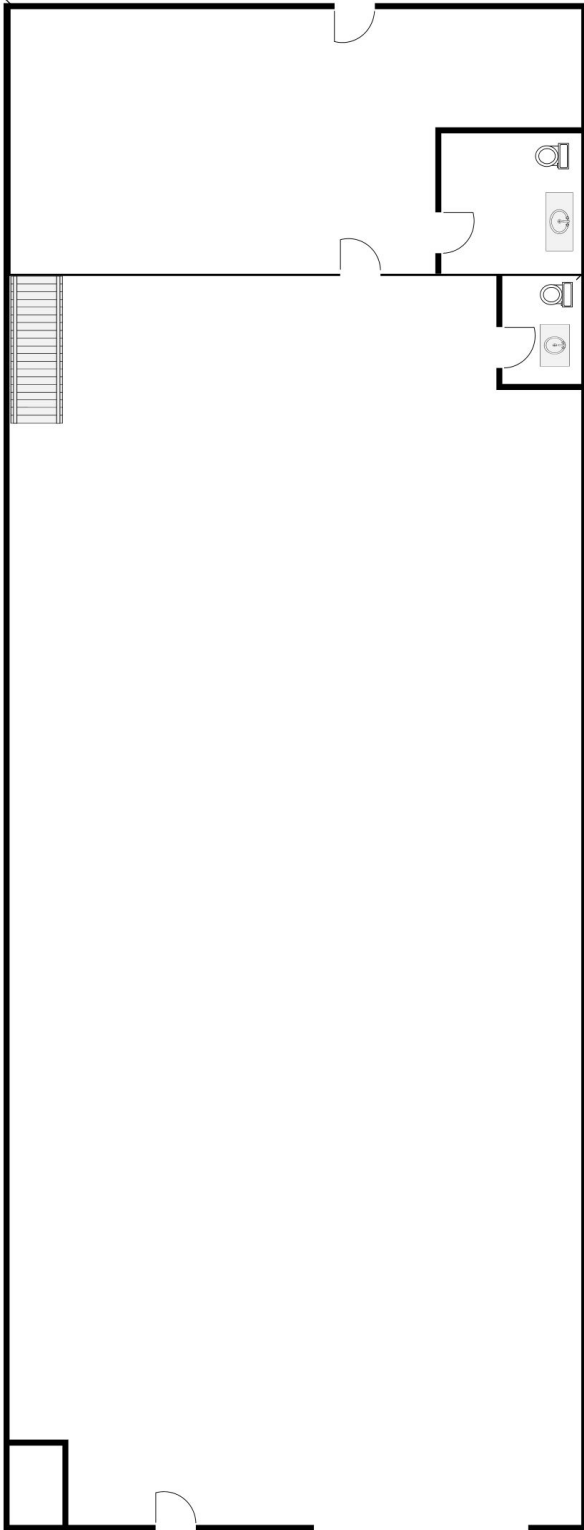
[jessica@cmsrealestateltd.com](mailto:jessica@cmsrealestateltd.com)

"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice."

The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.

## Main Floor Plan

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[gm@cmsrealestateltd.com](mailto:gm@cmsrealestateltd.com)

**Gerry Macdonald Jr. - Associate Broker**  
403-219-0161  
[gmjr@cmsrealestateltd.com](mailto:gmjr@cmsrealestateltd.com)

**Jessica Macdonald - Associate**  
403-219-0155  
[jessica@cmsrealestateltd.com](mailto:jessica@cmsrealestateltd.com)

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