

# 26, 666 Goddard Ave NE



## FOR LEASE

### Property Features

**Size:** 3,750 sq.ft.  
**Office:** 540 sq.ft.  
**Warehouse:** 3,210 sq.ft.  
**Mezzanine:** 540 sq.ft. (Bonus)

**Loading:** 1 Drive In (12' x 14')  
**Power:** 100 Amp (TBV)  
**Ceiling:** 15' 8" Clear

**Asking Rate:** Market  
**Op Costs:** \$4.50/sq.ft.

**Location:** Strategically located with a mix of industrial and community amenities offering connectivity and convenience.  
Easy access to major routes such as: McKnight Blvd, Deerfoot Trail, Edmonton Trail, and Centre Street.



### 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)

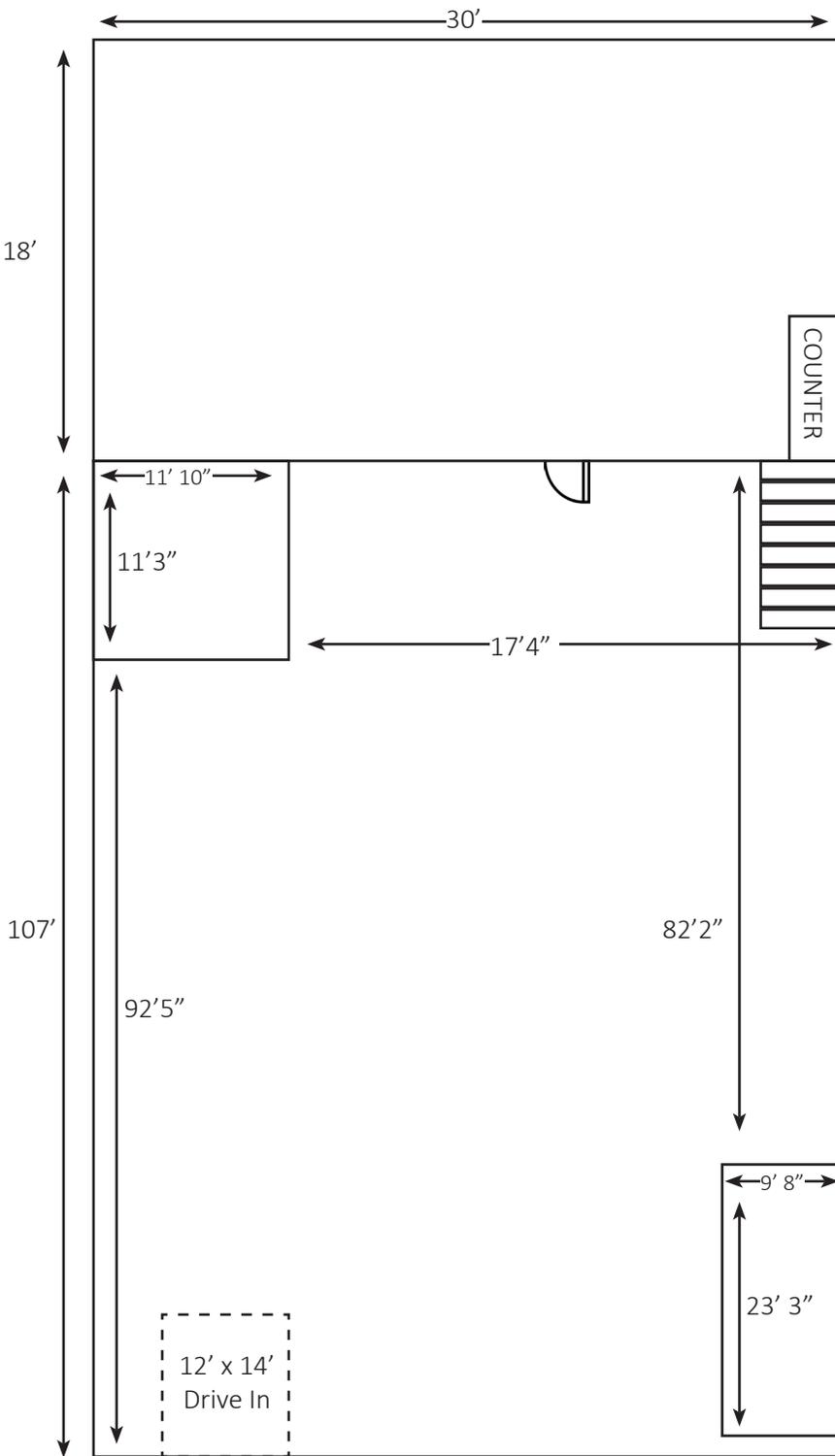
**Gerry Macdonald Jr. - Associate Broker**  
403-219-0161  
[gmjr@cmsrealestateltd.com](mailto:gmjr@cmsrealestateltd.com)

**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.

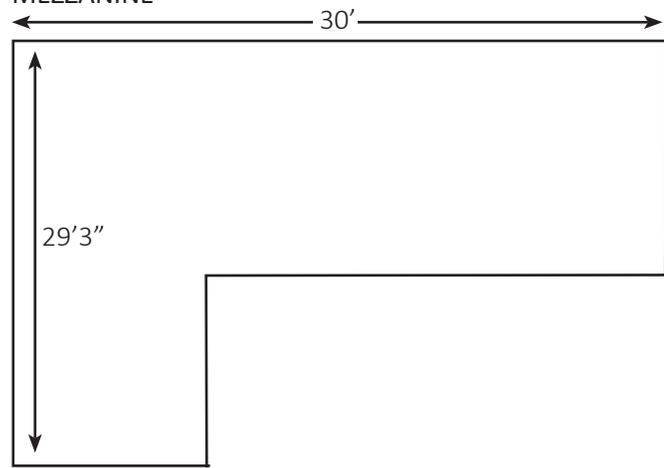
**FLOOR PLAN**

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\* Floor plan is not to scale

**MEZZANINE**



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gmjr@cmsrealestateltd.com

**Jessica Macdonald - Associate**  
403-219-0155  
jessica@cmsrealestateltd.com