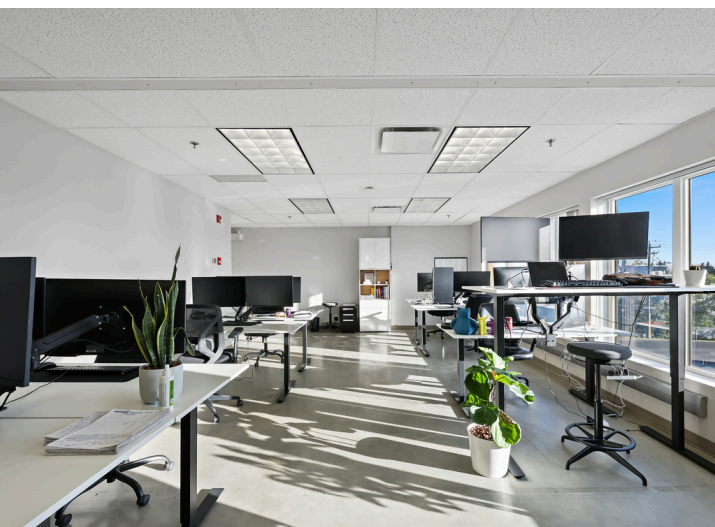


#112, 2719 7th Ave NE



**INDUSTRIAL OFFICE
WAREHOUSE SPACE
CONVENIENTLY LOCATED IN NE
CALGARY. EASY ACCESS TO ALL
MAJOR ROUTES AND THE
DOWNTOWN CORE.**

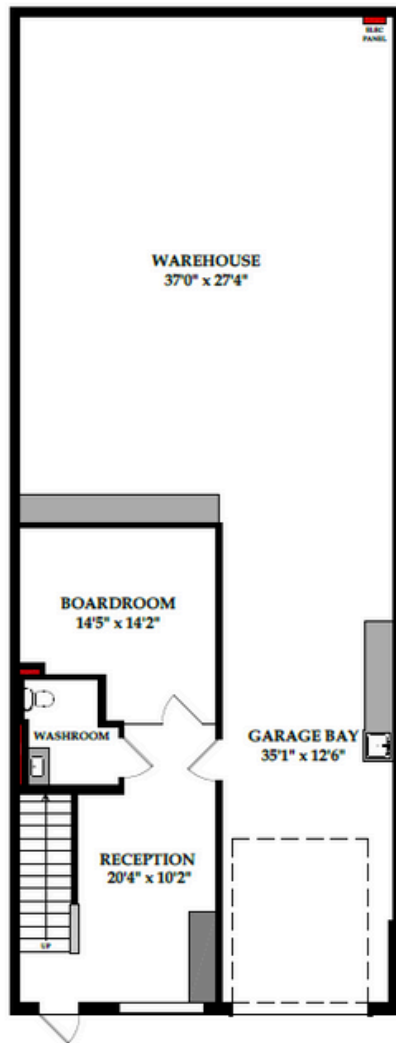
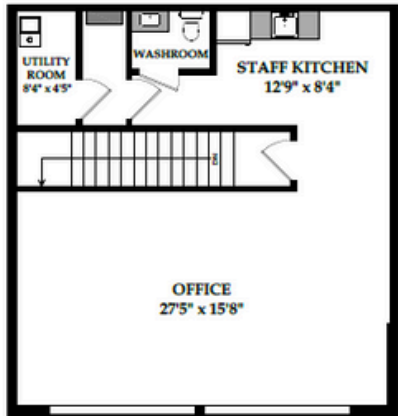
FOR LEASE



TOTAL SIZE:	2,908 SQ.FT.
MAIN FLOOR OFFICE:	610 SQ.FT.
2ND FLOOR OFFICE:	847 SQ.FT.
WAREHOUSE:	1,451 SQ.FT.
ZONING:	I-G
POWER:	225 AMPS
CEILING HEIGHT:	13'-26'
ASKING RATE:	\$14.50/SQ.FT.
OP COSTS:	\$6.66/SQ.FT.



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