

29 & 30 5225 6 Street NE



For LEASE

Property Features

Total Size: 9,000 sq.ft.

Bay 29: 1,180 sq.ft. Office
3,820 sq.ft. W/H
5,000 sq.ft. Total

Bay 30: 570 sq.ft. Office
3,430 sq.ft. W/H
4,000 sq.ft. Total

Bay 31: 765 sq.ft. Office
3,750 sq.ft. W/H
3,750 sq.ft. Total

NOTE: Bays 29 & 30 cannot be demised and must be leased together

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

Power: Bay 29: 225 Amp (TBV)
Bay 30: 125 Amp (TBV)

Ceiling: 15'8" Clear

Asking Rate: \$12.00/sq.ft.

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

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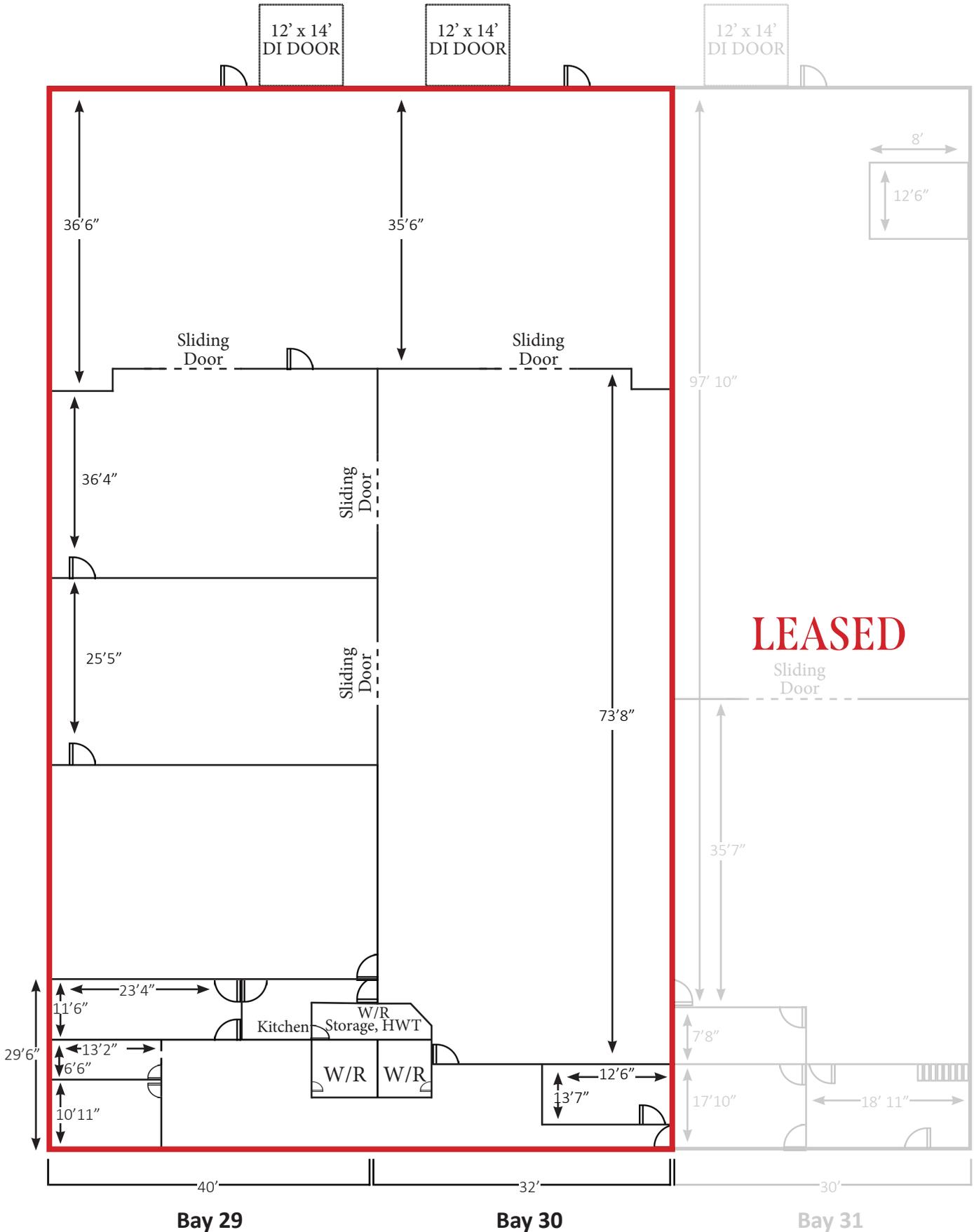
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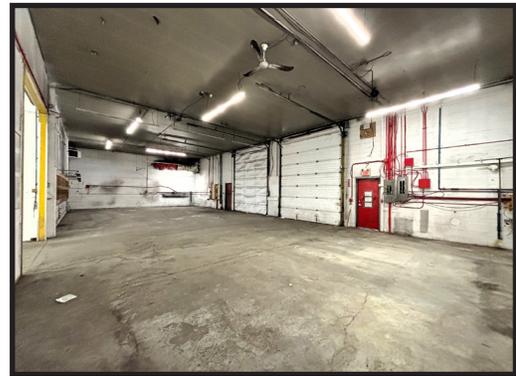
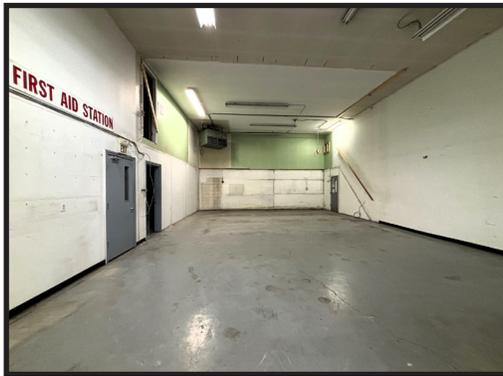
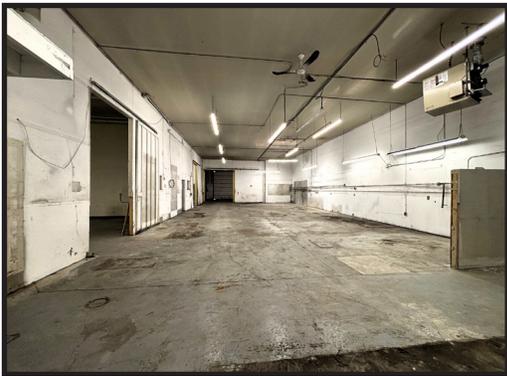
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This floor plan is provided for general reference and illustrative purposes only. While every effort has been made to ensure accuracy, the measurements, layout, and details may not be exact. This floor plan is not to scale and should not be relied upon for precise measurements. Prospective purchasers or tenants should verify all information independently.



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