

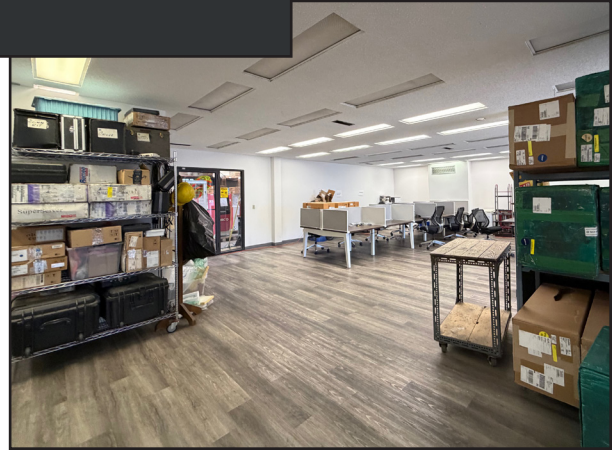
# 3, 1415 28 Street NE



## FOR LEASE

### Property Features

- Total Size:** 17,947 sq.ft.
- Showroom:** 1,596 sq.ft.
- Warehouse:** 15,598 sq.ft.
- Mezzanine Storage:** 517 sq.ft.
- Second Floor Office:** 753 sq.ft.
- Yard:** 1 Acre (approximately) - fenced and paved
- Loading:** 1 Dock Loading Door  
1 Drive-In Door
- Power:** TBV
- Ceiling:** 19' under truss
- Zoning:** I-G
- Parking:** 15 Assigned Stalls
  
- Asking Rate:** Market
- Op Costs:** \$9.00/sq.ft.
  
- Location:** Meridian - Easy access to major routes such as:  
Trans Canada Highway, Barlow Trail, 36 St NE,  
Deerfoot Trail, Memorial Drive



## CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6  
403-291-0425 www.cmsrealestateltd.com

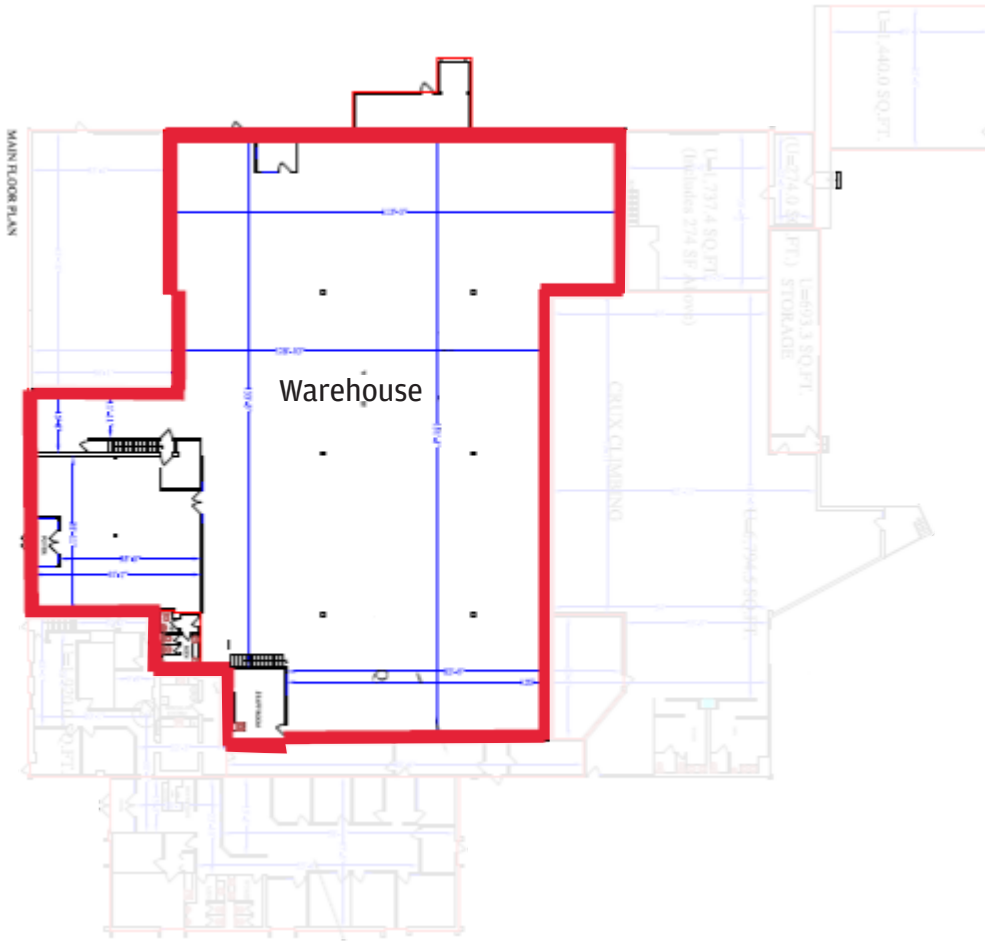
**Gerry Macdonald - Broker, CCIM**  
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gm@cmsrealestateltd.com

**Gerry Macdonald Jr. - Associate Broker**  
403-219-0161  
gmjr@cmsrealestateltd.com

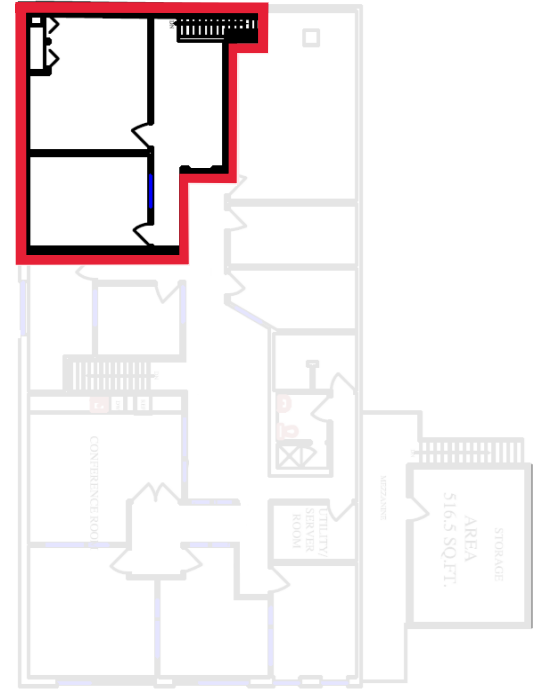
**Jessica Macdonald - Associate**  
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jessica@cmsrealestateltd.com

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## Main Floor Plan



## Second Floor Plan



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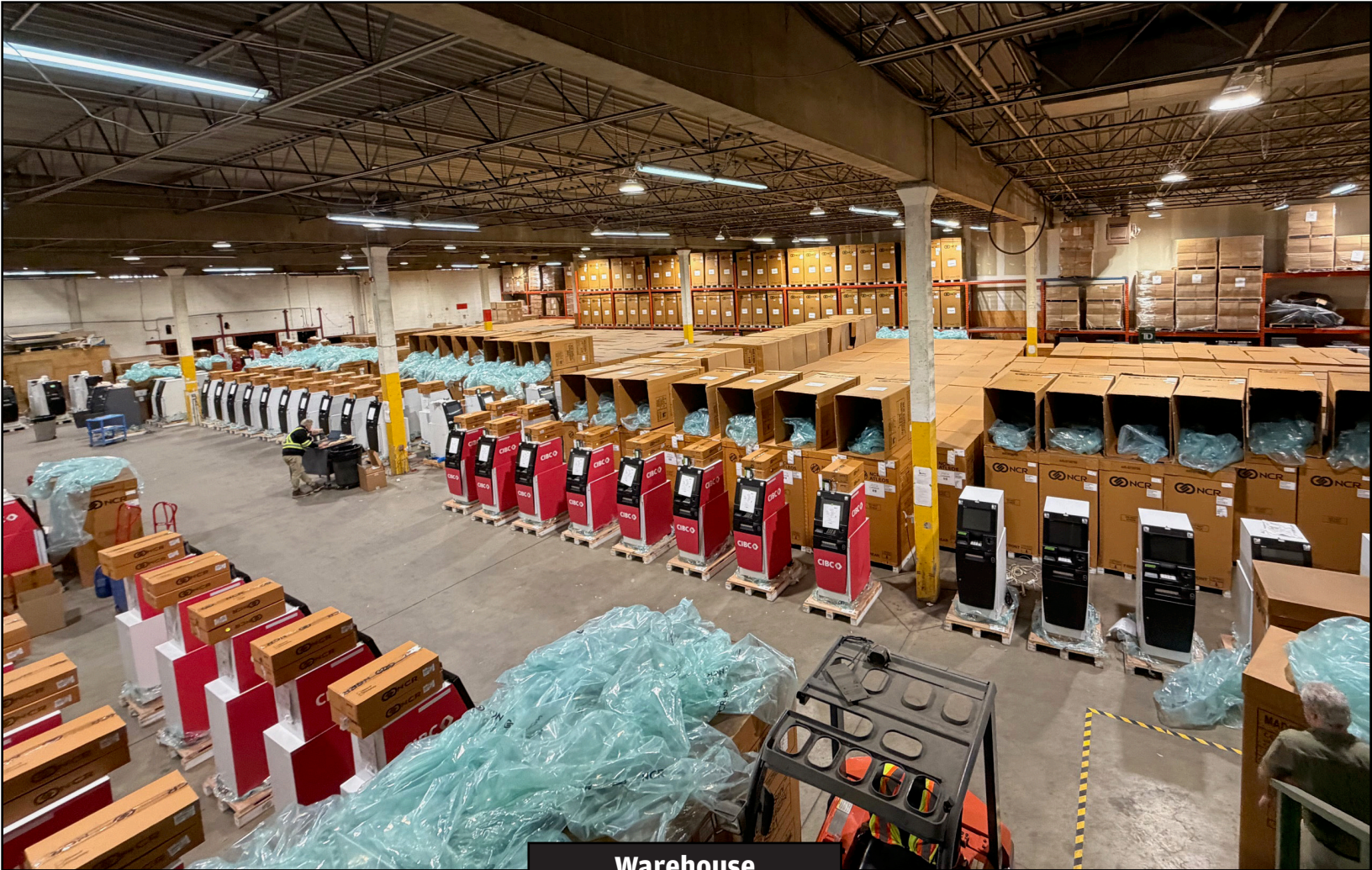
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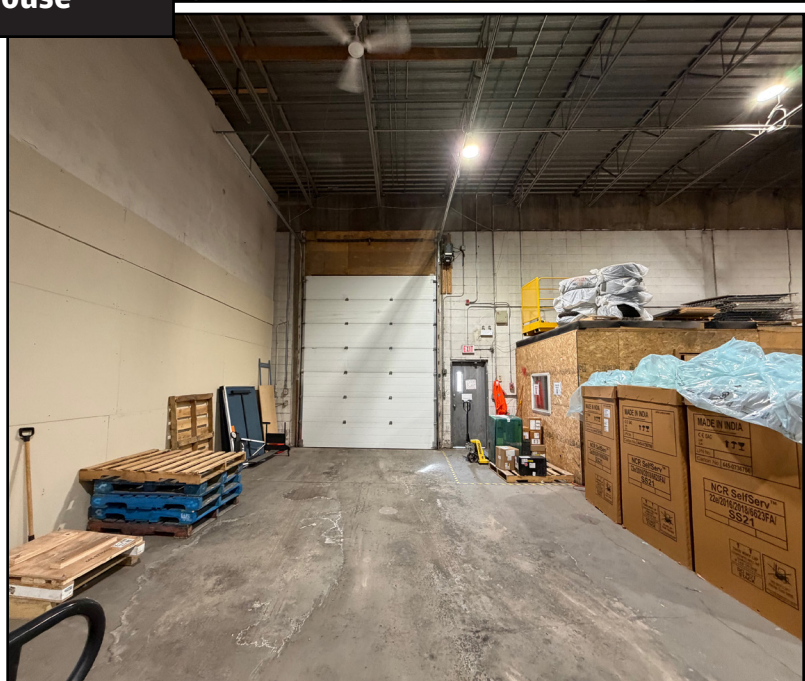
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Warehouse



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**Yard**



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