

1980's
RENT



Warehouse/Office space in Calgary NE

FOR LEASE

THE WINDFIRE
BUILDING

2115 27 Avenue NE
Calgary



AVAILABLE FOR LEASE

WAREHOUSES (WITH OFFICES):

Bay 5 2,511 sq. ft. warehouse and office ^{TOTAL RENTABLE} **2,511 sf** **Excellent Condition**
Plus mezzanine (no charge)
RENT : **\$7.50 Net + \$8.16 Op. Costs (\$3,277/mo)**
Utilities included. No charge for mezzanine

BAY DIMENSIONS: 25'x100'

LOADING: Grade. 12'x14' doors

ELECTRICAL: 200 Amps

OFFICE (WITH WAREHOUSE):

Bay 10 2,574 sq. ft. office ^{TOTAL RENTABLE} **3,297 sf** **Fully Renovated**
723 sq. ft. warehouse
RENT : **\$7.00 Net + \$8.16 Op. Costs (\$4,165/mo)**
Utilities included

OFFICE:

Suite 13H (Second Floor) 432 sq. ft.
RENT : **Gross Rent \$500/mo**
Utilities included.

Modern professionally maintained and managed building on a tree-lined street with ample dedicated parking.



- Common boardroom with kitchen for tenant use
- Convenient location with excellent access – close to Airport, Deerfoot Tr. and Barlow Trail
- On bus route 32 direct to LRT
- Excellent amenities in the area.
- Boulevard picnic area.
- Elevator.

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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REAL ESTATE SERVICES

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200, 407 - 8th Avenue SW • Calgary, AB T2P 1E5



LOCAL
EXPERTISE
MATTERS

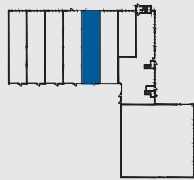
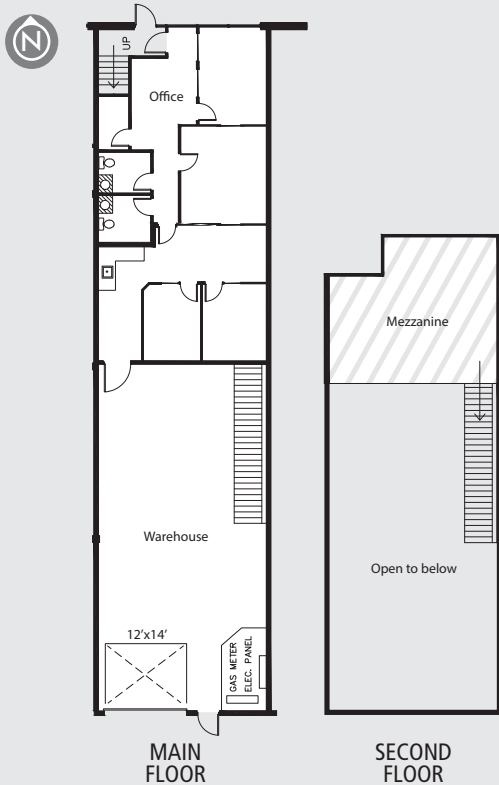
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WAREHOUSE (WITH OFFICE)

Bay 5

2,511 sq. ft. warehouse and office] ^{TOTAL RENTABLE} 2,511 sq. ft.
Plus mezzanine (no charge)

- As is.
- **Excellent condition**
- **RENT : \$7.50 Net + \$8.16 Op. Costs (\$3,277/mo)**
- Utilities included
- Available November 1, 2019



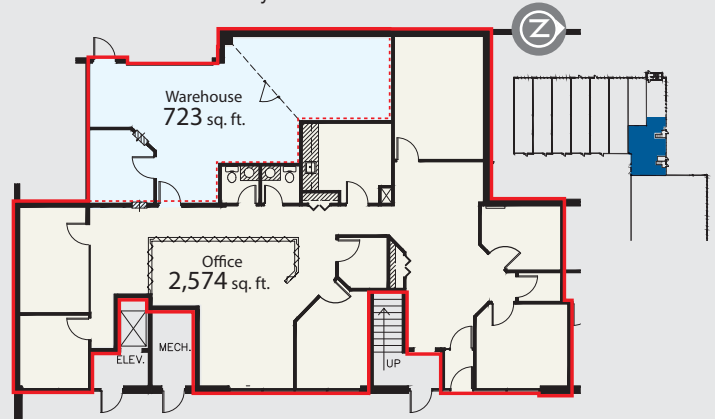
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OFFICE (WITH WAREHOUSE)

Bay 10

2,574 sq. ft. office] ^{TOTAL RENTABLE} 3,297 sq. ft.
723 sq. ft. warehouse

- **Fully renovated**
- **Rent: \$7.00 Net + \$8.16 Op. Costs (\$4,165/mo)**
- Utilities included
- Available immediately

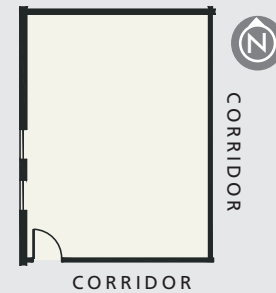
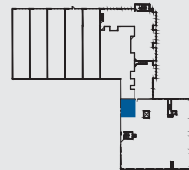


OFFICE

Second Floor (13H)
432 sq. ft.

Gross Rental Rate
\$500/mo

- Utilities included
- Available immediately



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The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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