

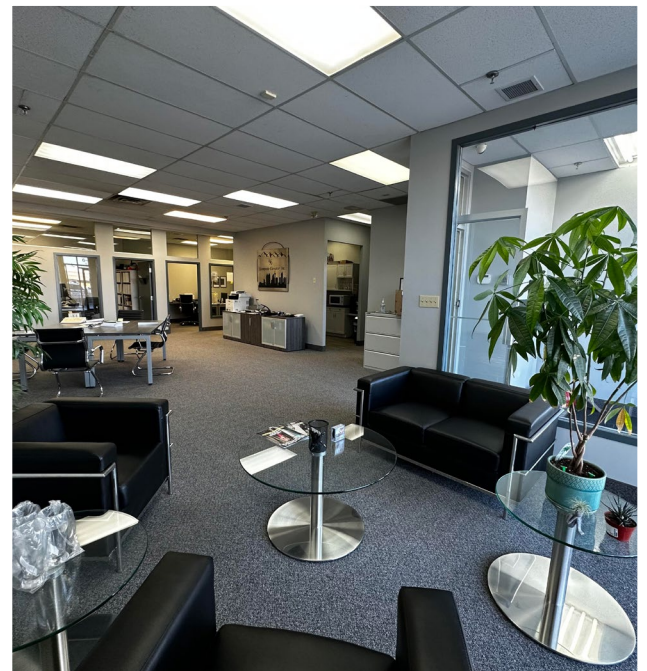


## McCall

Units 6 & 7 | 1245 34 Avenue NE | Calgary, Alberta

### PROPERTY OVERVIEW

- Bright open Showroom/office concept with 4 private offices, kitchenette, and washrooms.
- Warehouse has dock loading, shop washroom, racking is negotiable.
- **Access for 53' trailer**
- Sprinklered
- Ample parking available on site.
- Great location with excellent exposure to 32 Avenue NE and Deerfoot Trail
- Conveniently located 10 minutes from the Calgary International Airport and 10 minutes from the downtown core.



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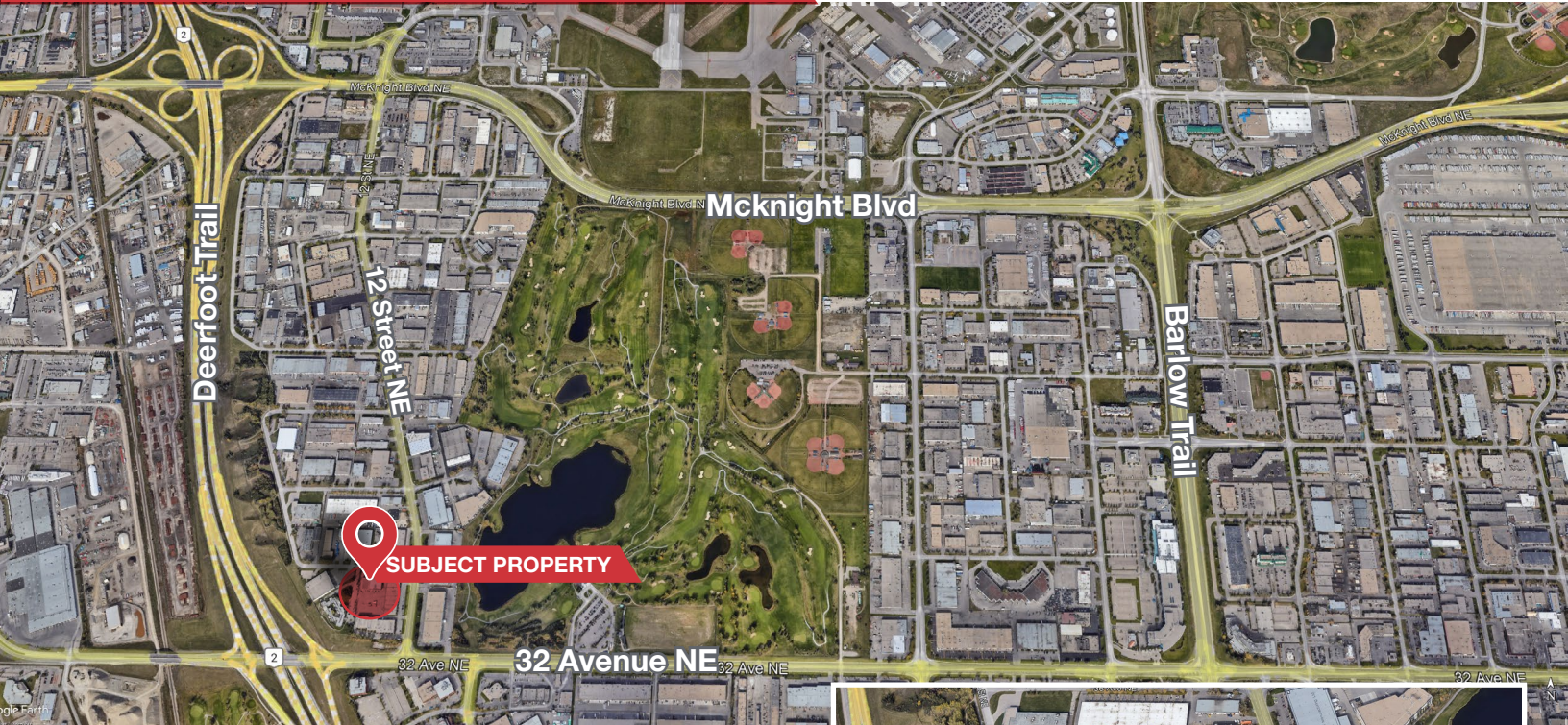
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# FOR LEASE

4,653 ± SF

## Office and Warehouse

**NAI Advent**  
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### PROPERTY DETAILS

Submarket: **McCall**

Zoning: **Industrial General (I-G)**

Total Area: **4,653 ± SF**

Warehouse: **3,045 ± SF**

Office: **1,608 ± SF**

Lease Rate: **\$14.00/SF/annum**

Op. Costs **\$8.18/SF/annum (2024)**

Ceiling Height: **22' Warehouse (TBV)**

Loading: **1 dock door (10' x 8')**  
**1 sealed dock**

Heating: **Forced Air**

Term **5 years**

Availability: **Negotiable**



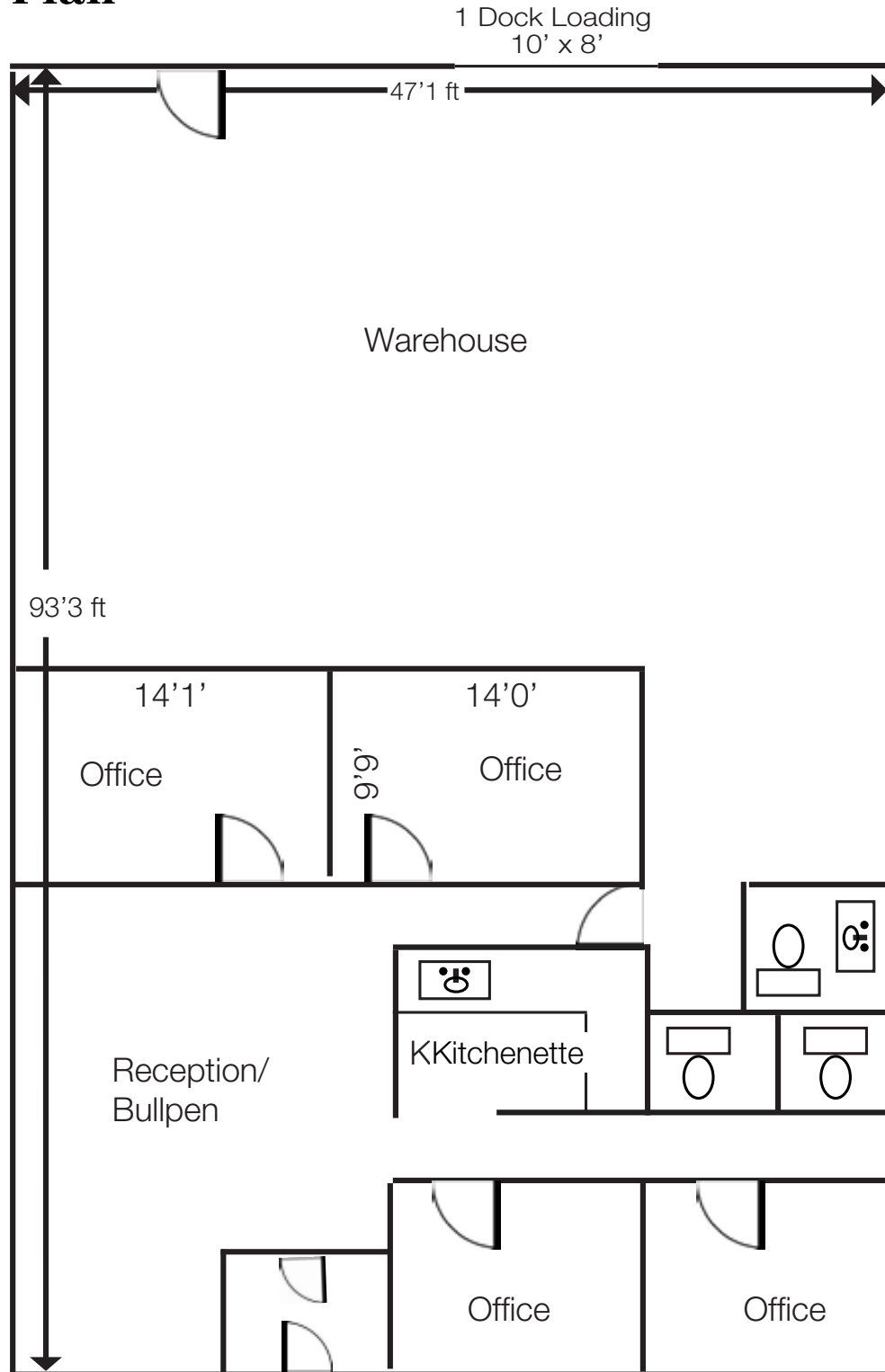
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## Floor Plan

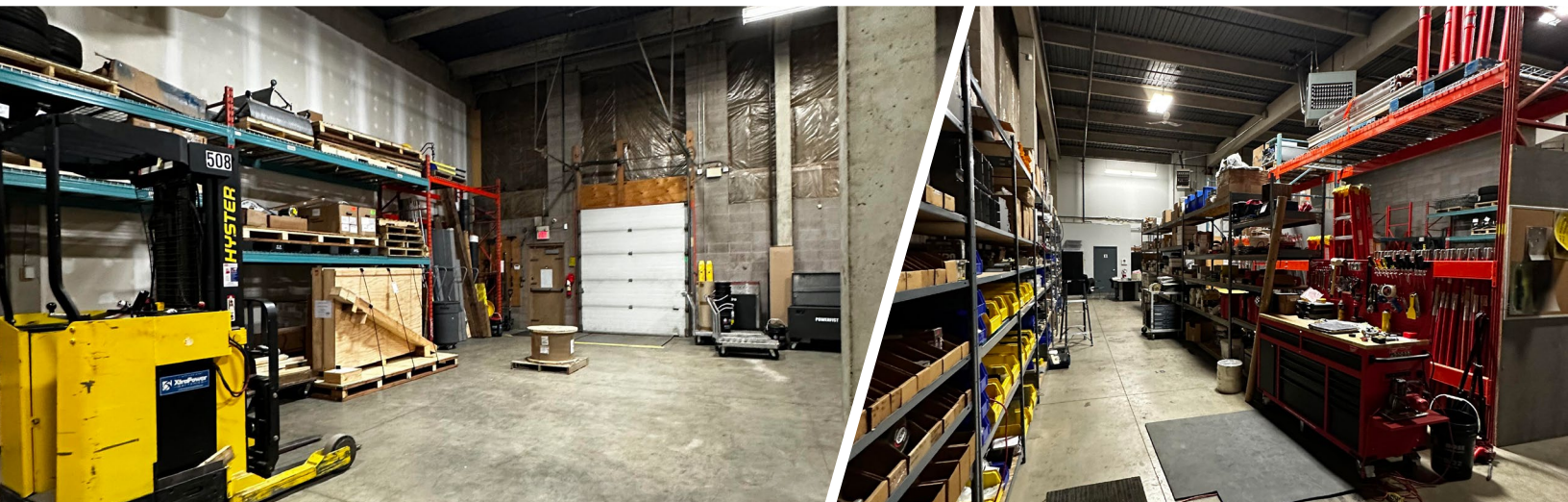
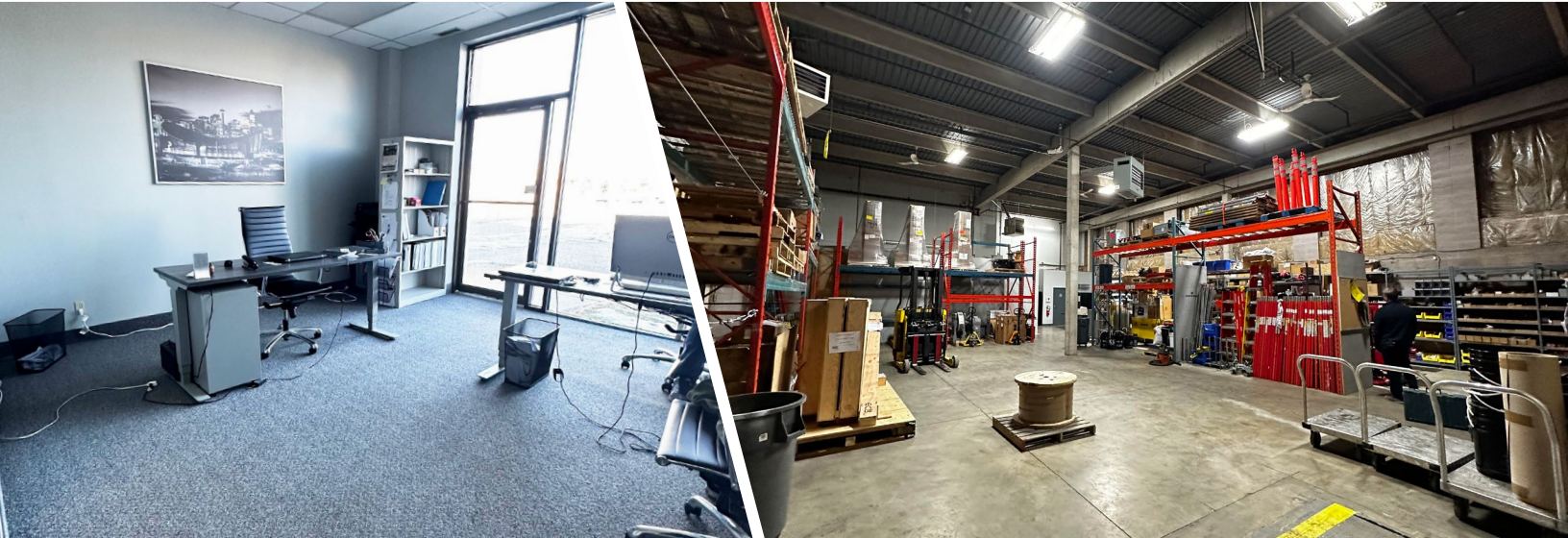


**FOR LEASE**

4,653 ± SF

**Office and Warehouse**

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