



SMI Commercial • Industrial Division

CO-BROKER:

**GREY
ROCK**

Marketing Solutions Inc.
3402 – 8th Street S.E.
Calgary, Alberta, T2G 5S7

FAX: (403) 243-6432
www.bobvesey.com

Contact:

Bob Vesey
(403) 243-7112
Bob@BobVesey.com

Warehouse Lease

1241 – 45th Avenue NE

Calgary SMI Commercial
Real Estate Limited
1636, 246 Stewart Green S.W.
Calgary, Alberta, T3H 3C8

www.smicommercial.com

Contact:

Mathieu Déry
(403) 862-0799
mdery@smicommercial.com

3,600 s.f.

- **Approx. 1,700 s.f. showroom/office**
 - Est. 16' warehouse height
 - 100 Amps
 - 12' X 14' overhead drive-in door
- **Double-row front parking**
 - Close to McKnight & Deerfoot
- **Storage yard**

\$9.75 Net Rent
\$4.58 Op. Cost
(2018)

All information herein is approximate, intended for marketing purposes only, may not be exact, and is always subject to confirmation by those relying upon it.

