



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

[www.smicommercial.com](http://www.smicommercial.com)

Contact:

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

# Office, Shop & Yard Lease



## 3638 Manchester Road SE

CO-BROKER:

# GREY ROCK

Marketing Solutions Inc.

3402 – 8<sup>th</sup> Street S.E.  
Calgary, Alberta, T2G 5S7

FAX: (403) 243-6432  
[www.bobvesey.com](http://www.bobvesey.com)

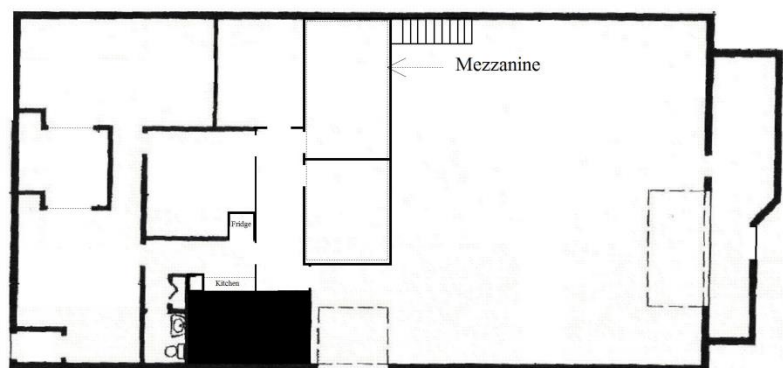
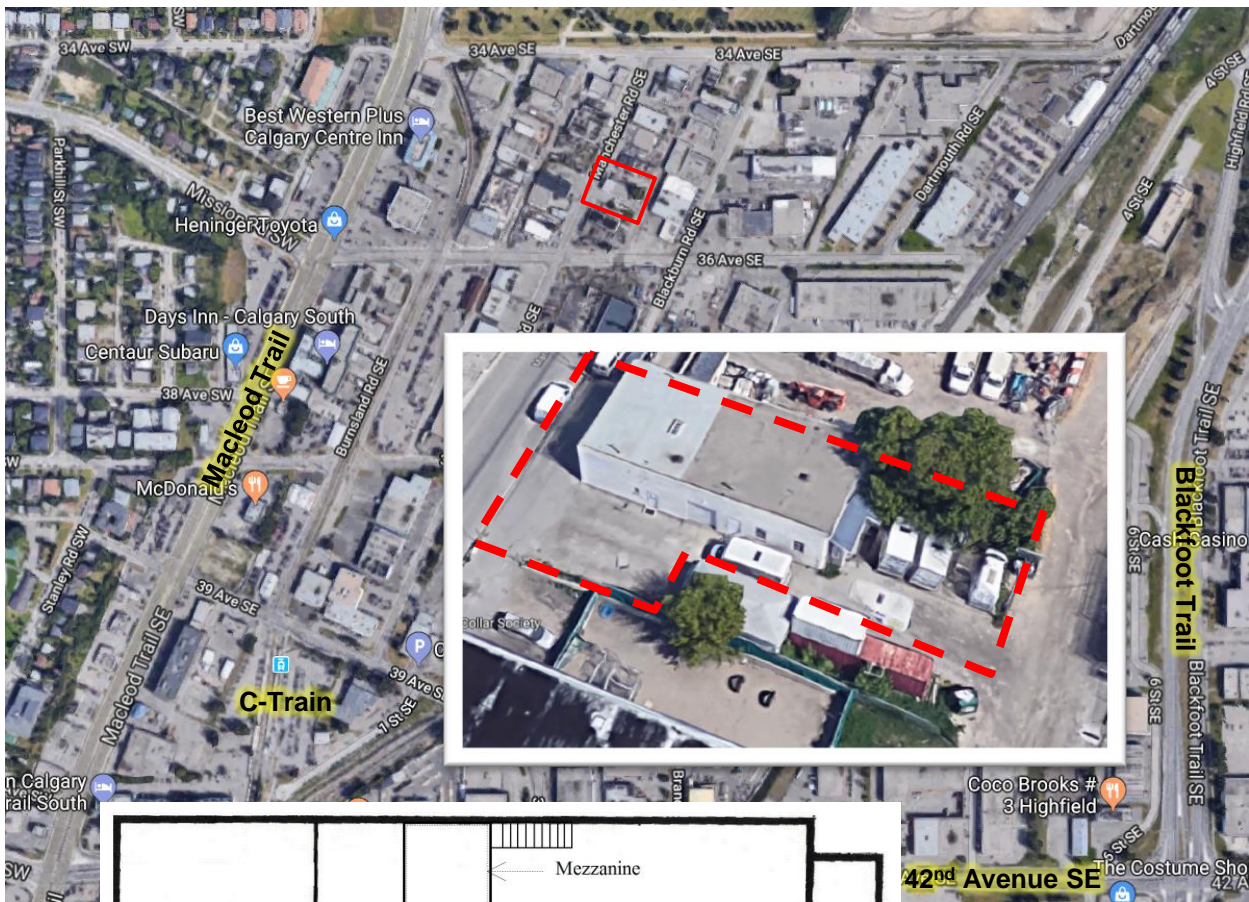
Contact:

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

- 3,200 +/- sq. ft. freestanding building
- 10,000 +/- sq. ft. site (75' X 137')
- Drive-in door
- 100 Amp (TBC)
- I-R zoning (Industrial Redevelopment) wide variety of industrial and commercial/hospitality uses but no automotive
- On-site and street parking
- Close to Macleod & Blackfoot Trails
- 2 blocks to C-Train station

\$4,500.00 / mo.

GROSS-utilities extra  
+ 5% annual increase



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.

Click or type for **YouTube** Virtual tour: <https://youtu.be/iHlve2ySgQU>