



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

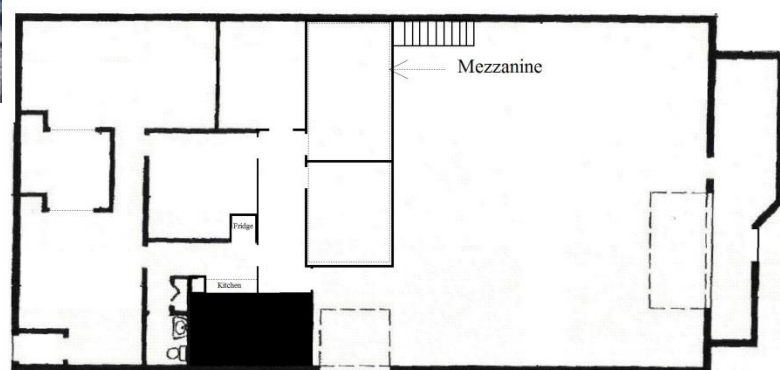
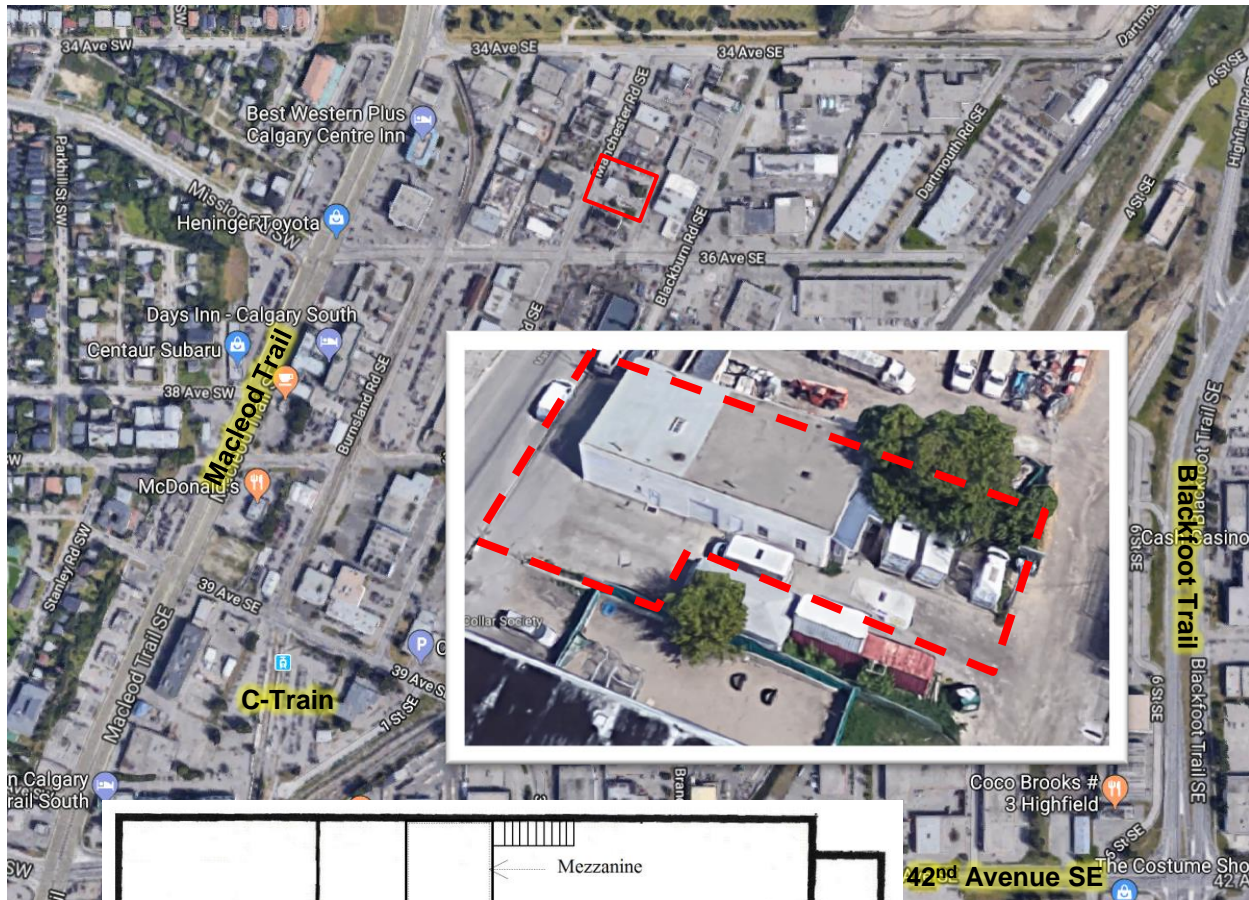
- 3,200 +/- sq. ft. freestanding building
- 10,000 +/- sq. ft. site (75' X 137')
- Drive-in door
- 200 Amp (TBC)
- Sump floor drain
- I-R zoning (Industrial Redevelopment) wide variety of industrial and commercial/hospitality uses but no automotive
- On-site and street parking
- Close to Macleod & Blackfoot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

**\$4,000.00 / 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/dAuwd8WS58>