



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  
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# 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

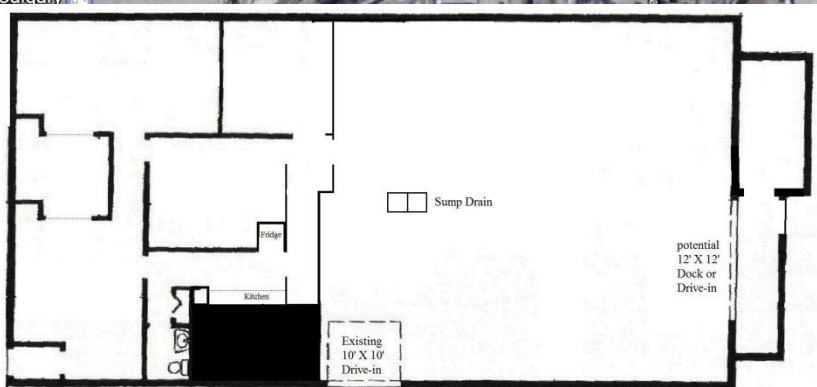
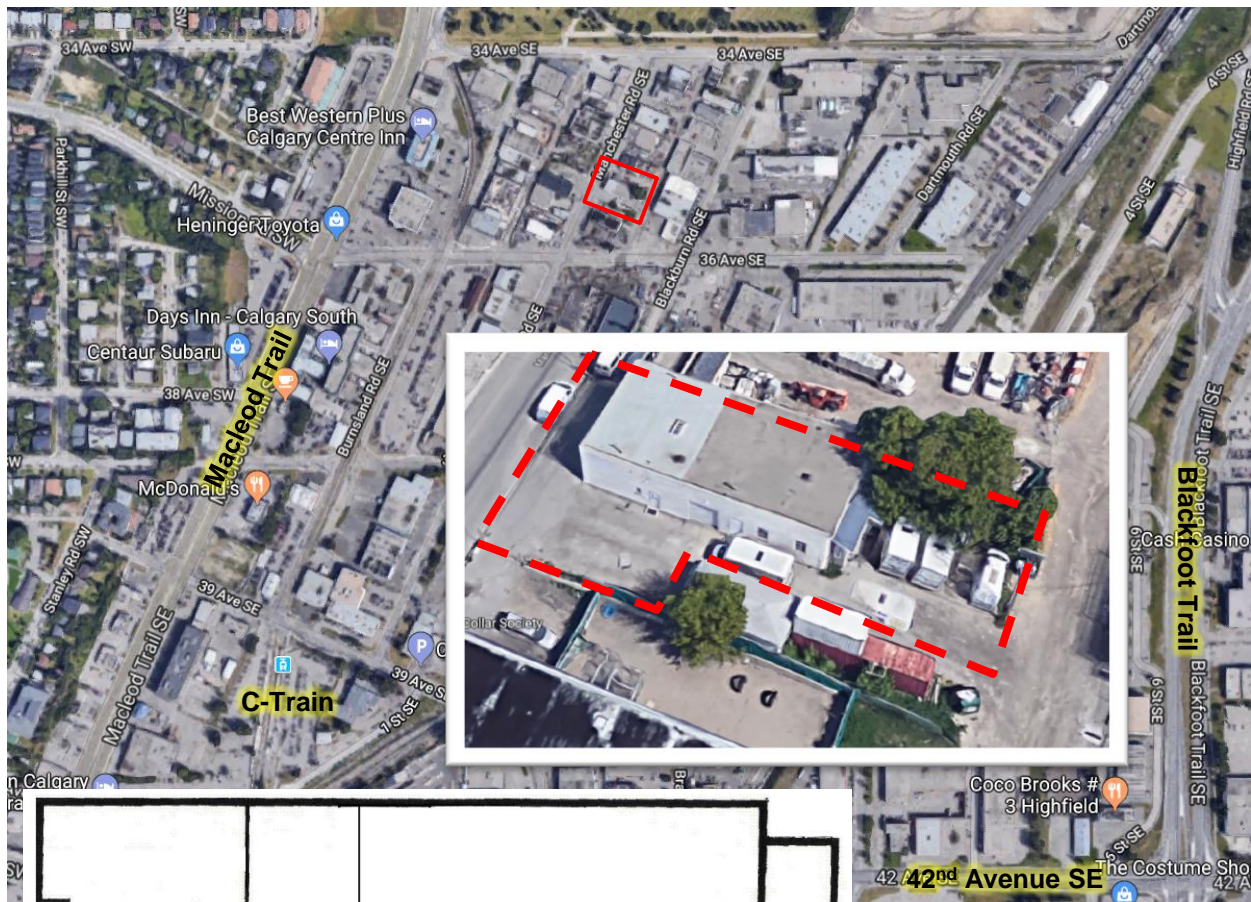
FAX: (403) 243-6432  
[www.bobvesey.com](http://www.bobvesey.com)

Contact:

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

- 3,423 +/- sq. ft. freestanding building
  - 10,000 +/- sq. ft. site (75' X 137')
  - 10 X 10 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
- \$4,500.00 / 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/UXwA2NtilMo>