

SMALL BAY IN EASTLAKE INDUSTRIAL
// 2,250 SF

FOR LEASE

Unit 104, 5050 106 Avenue SE, Calgary, AB

ARTISAN
kitchens & renovations

Battery World
"The Single Source Solution!"

Jason Natale Senior Associate
403.402.3129 | jnatale@cdnglobal.com

Ethan Fong Associate
604.910.2128 | efong@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

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PROPERTY HIGHLIGHTS



- “A” Class building built by Telsec Development Corporation in 2012;
- Layout includes open showroom, kitchenette, and three (3) private offices;
- Tenant improvement allowance is available and negotiable at additional cost;
- Loading depth of 70 ft. behind building;
- Eastlake location offers close proximity to Barlow Trail SE, 114th Avenue SE, and Deerfoot Trail SE;
- Cabinetry (tenant fixtures) will be removed upon expiry of the current lease.

FOR LEASE | Unit 104, 5050 - 106 Avenue SE

PROPERTY OVERVIEW

Address:	Unit 104, 5050 - 106 Ave SE
District:	Eastlake Industrial
Zoning:	Industrial General (I-G)
Square Footage:	Office - 1,296 SF Warehouse - 810 SF Total - 2,250 SF
Clear Height:	22 ft.
Loading:	1 Drive-in (10'w x 12'h)
Power:	225 Amps @ 120/208 Volts
Lease Rate:	\$16.00 PSF with escalations
Op. Costs (est. 2021):	\$9.35 PSF (2024)
Availability:	March 1, 2024
Parking:	3 Stalls (2 Front & 1 Rear)



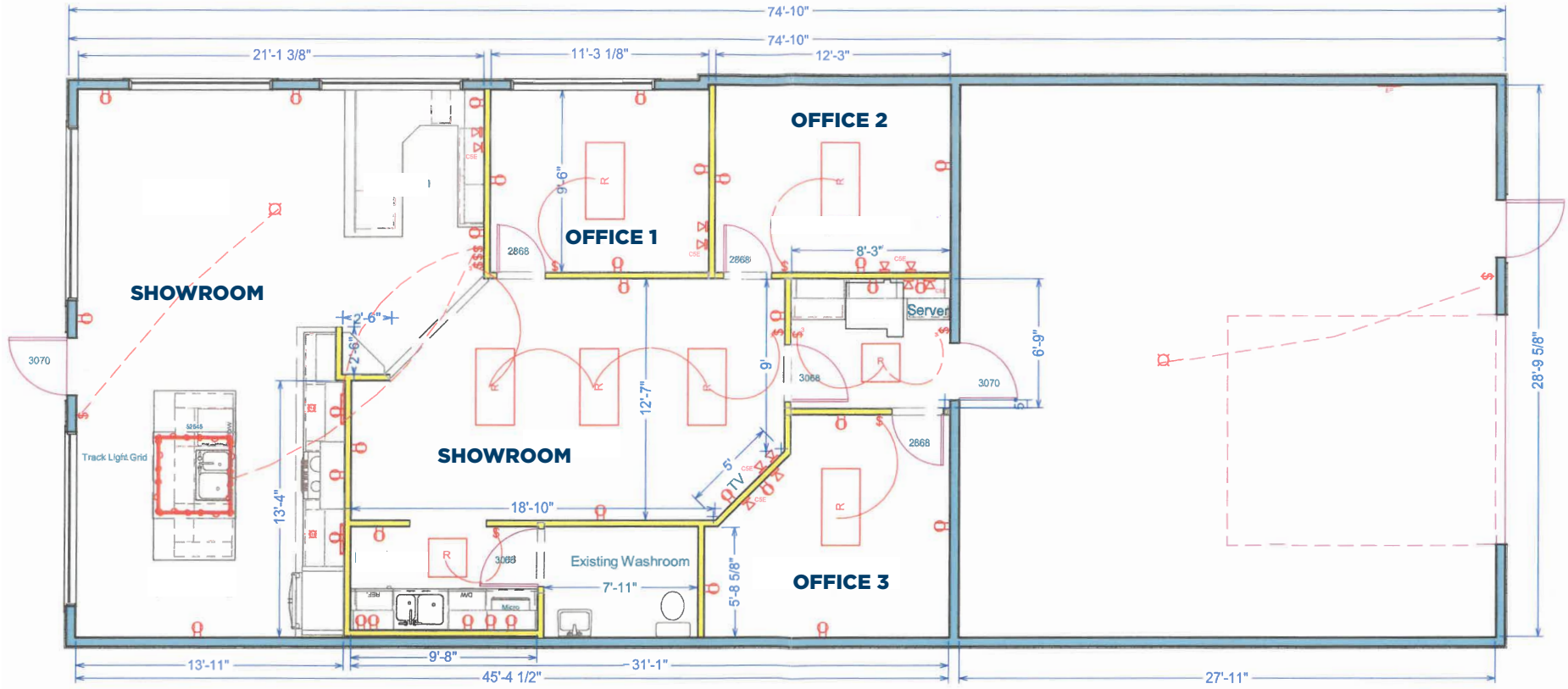
INTERIOR FEATURES // Unit 104, 5050 - 106 Avenue SE



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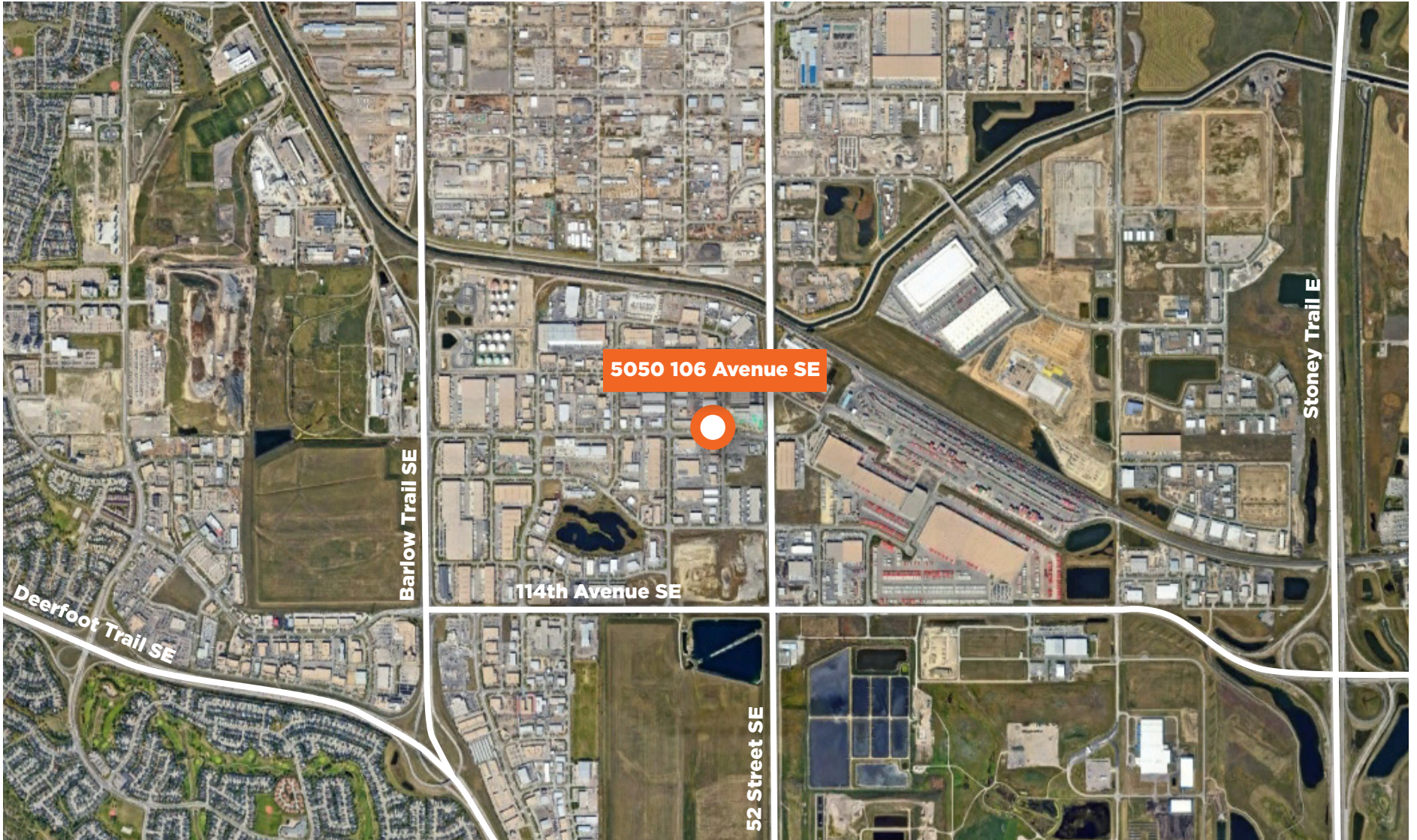


FLOOR PLAN



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

LOCATION



Drive Times:

Deerfoot Trail SE: **5 minutes**
Glenmore Trail: **5 minutes**

Stoney Trail: **6 minutes**
Barlow Trail: **3 minutes**

Calgary Airport: **25 minutes**
Calgary Downtown: **21 minutes**



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