

6025 3 Street SE

Calgary, Alberta

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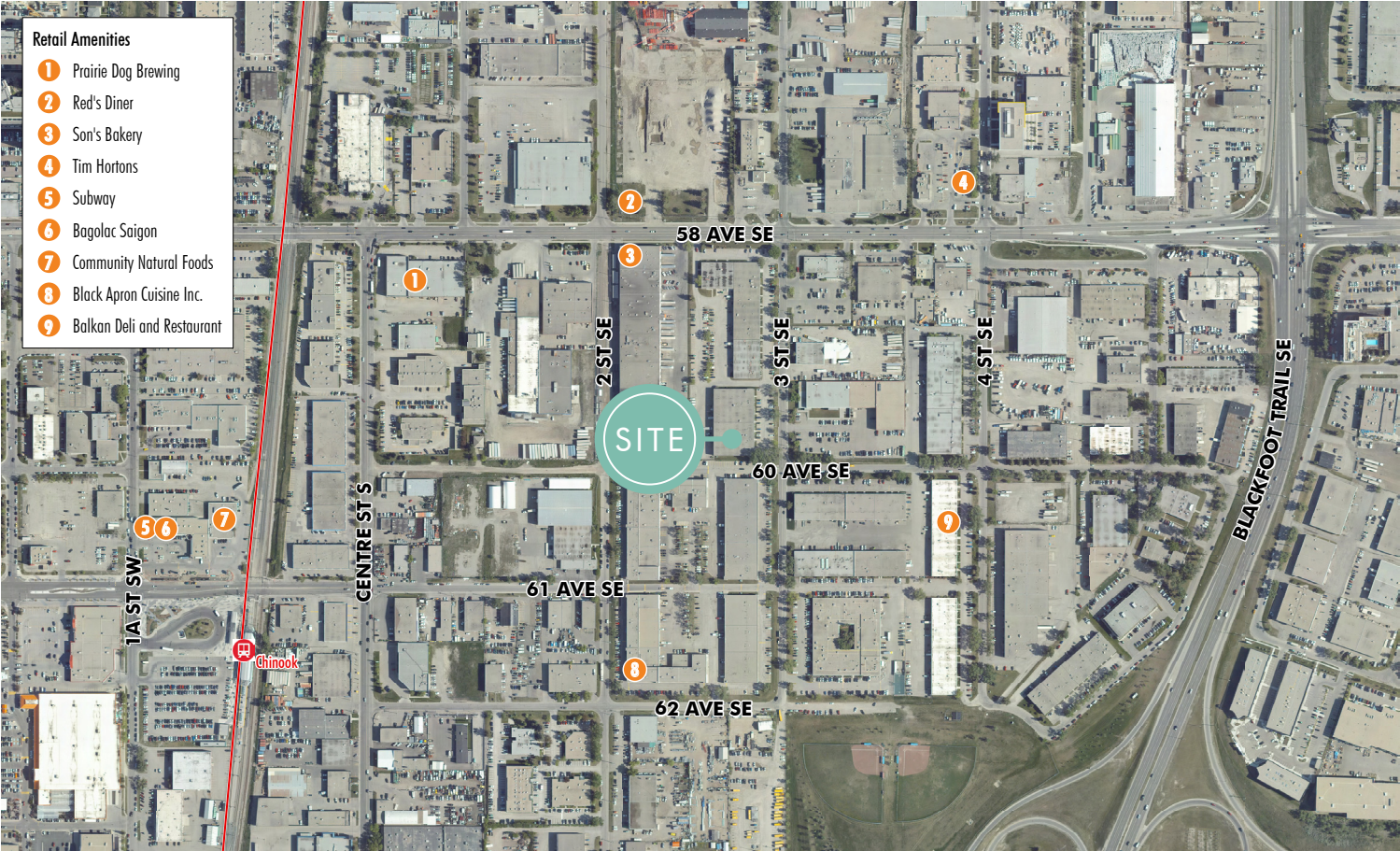
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9,188 SF Open Concept Unit Suitable for a Wide Range of Uses



6025 3 Street SE
Calgary, Alberta | T2H 0P3



Rentable Area	Office/Showroom:	4,453 SF
	Warehouse:	4,735 SF
	Total Rentable Area:	9,188 SF
Zoning	I-C (Industrial-Commercial)	
Loading	2 x Dock (8'x10')	
Ceiling Height	18'2.5" to beam	
Power	200 Amp, 208 Volt (TBV)	
Operating Costs	\$8.38 PSF	
Lease Rate	\$13.00 PSF	
Availability	Immediately	

For Lease

I-C

Zoning

\$8.38

Operating Costs (PSF)

\$13.00

Lease Rate (PSF)

Property Highlights

- + Suitable for a wide range of office and retail uses
- + Open concept showroom and office area with ample natural light
- + Centrally located building immediately off of 58th Avenue SE
- + Quick access to Macleod Trail, Blackfoot Trail and Glenmore Trail SE
- + Abundance of retail amenities in the immediate area
- + Good access to public transit
- + Ample double row parking



Rentable Area Breakdown

4,453

Office/Showroom (SF)

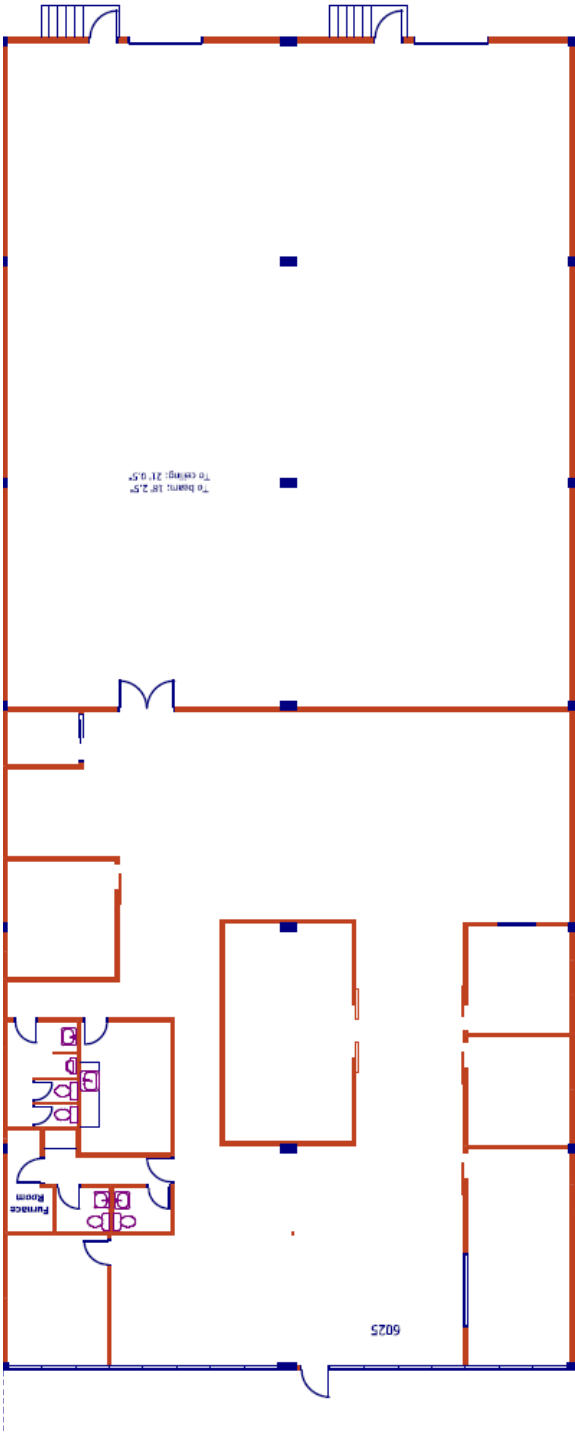
4,735

Warehouse (SF)

9,188

Total Rentable Area (SF)

Floor Plan





Contact Us

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