

# 6025 3 Street SE

Calgary, Alberta

**Evan Renwick**

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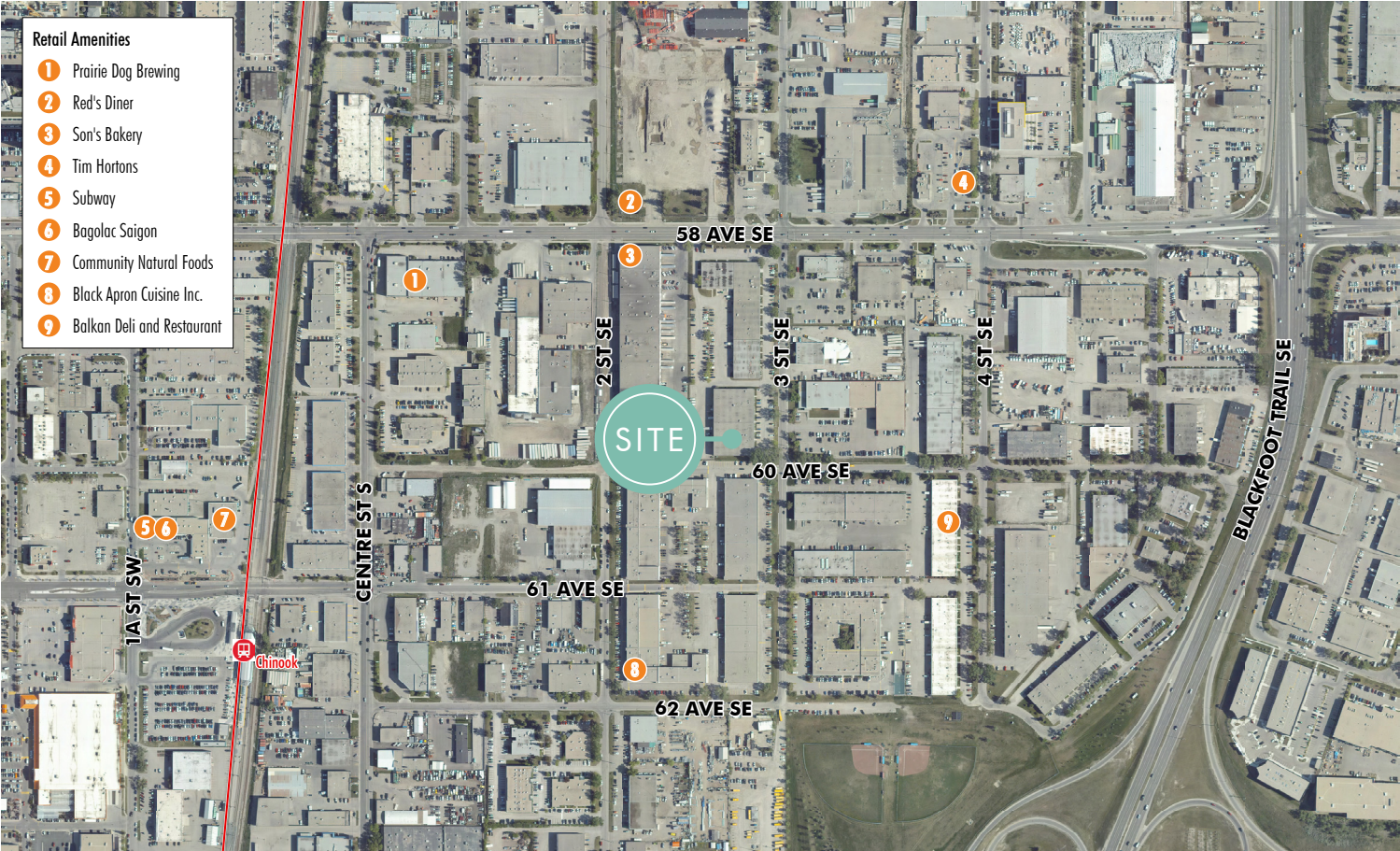
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9,188 SF Open Concept Unit Suitable for a Wide Range of Uses



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)

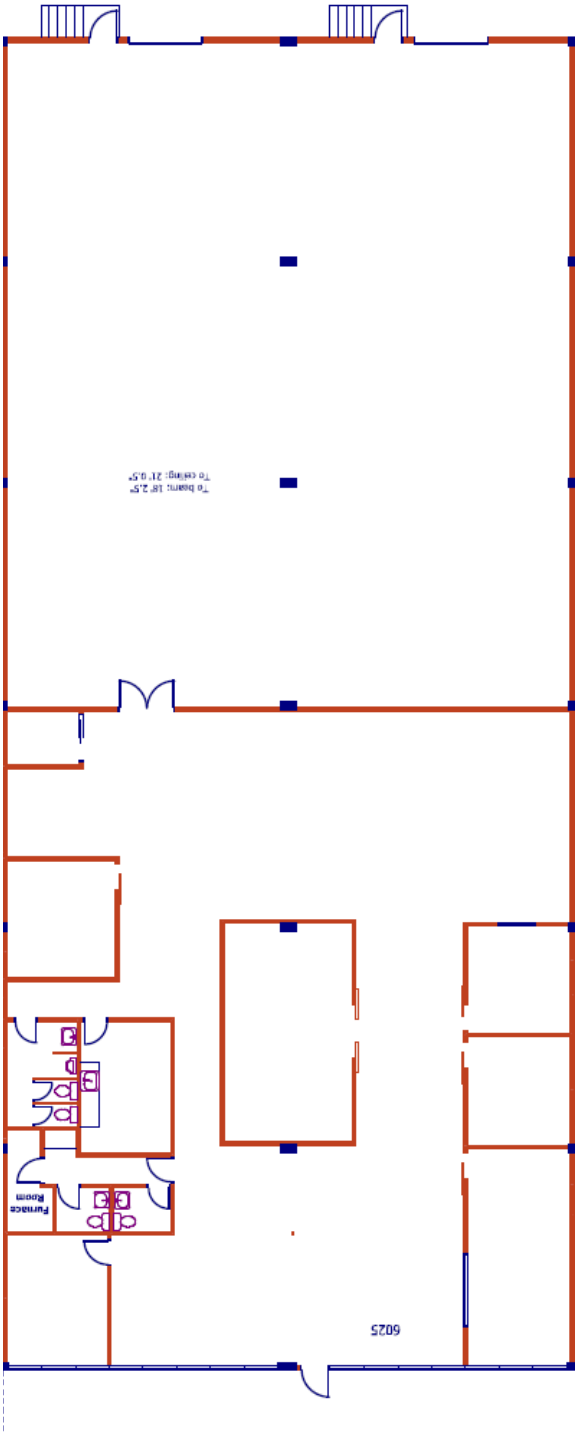
4,735

Warehouse (SF)

9,188

Total Rentable Area (SF)

Floor Plan





## Contact Us

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