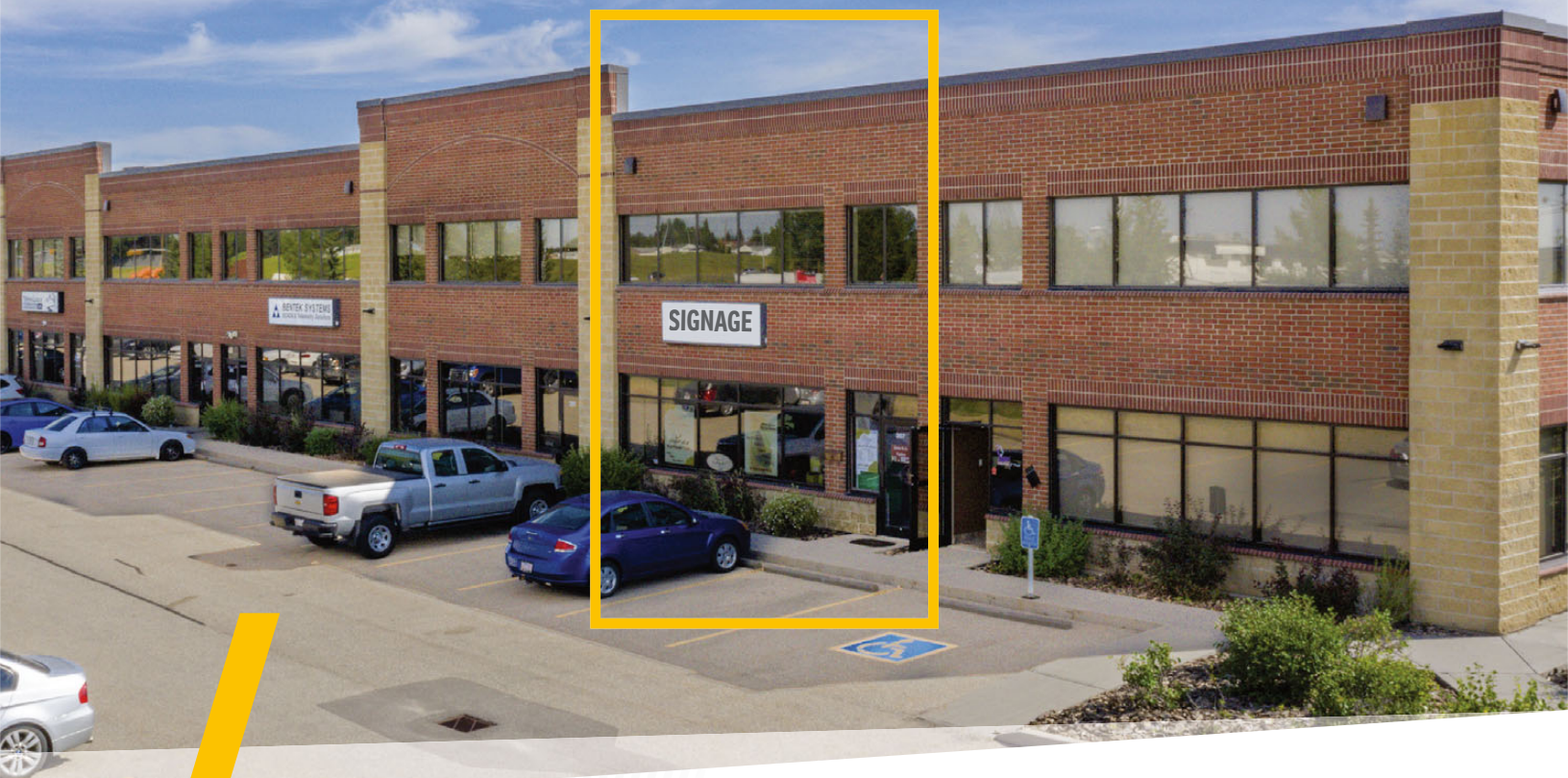


» Excellent exposure on 36 St. SE » Ample free parking

2,802 sf

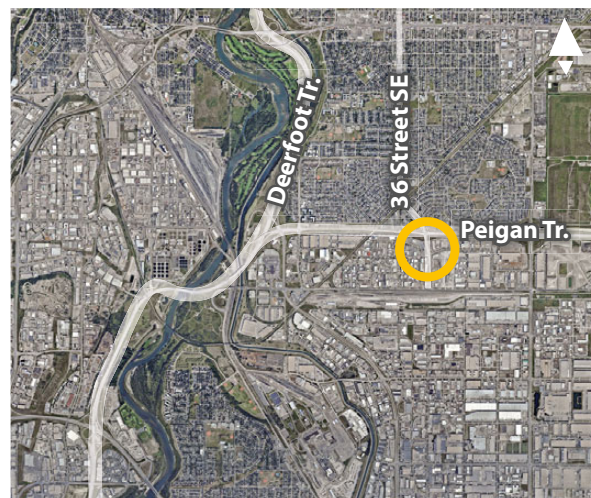
Unit 307



OFFICE SPACE IN EASTFIELD INDUSTRIAL FOR LEASE

**Unit 307, 3750 46 Avenue SE
Calgary**

- » Well-maintained multi-tenant building with plenty of parking.
- » Efficient access to major thoroughfares including Deerfoot Tr. and Peigan Tr.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Ryan Boyne, B. COMM, ASSOCIATE

c: 403-767-9999

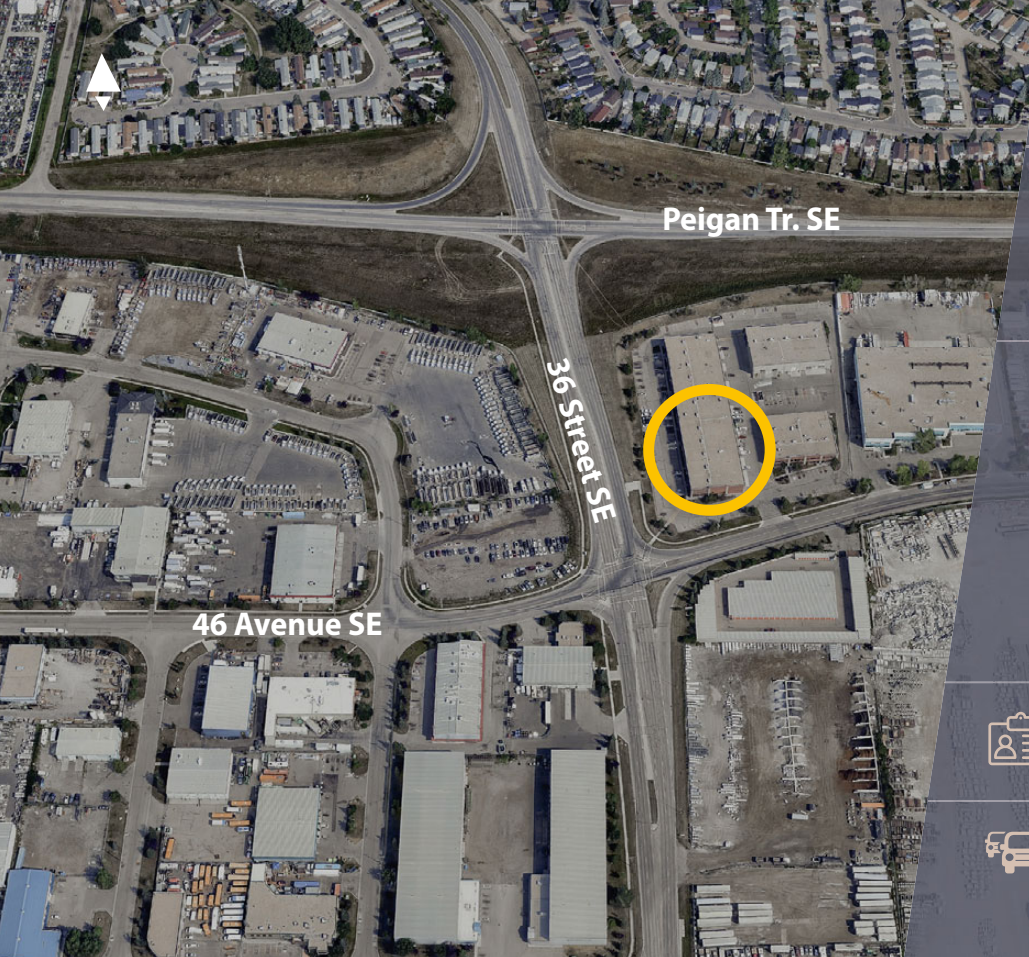
d: 403-294-7173

rboyne@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS




AREA DEMOGRAPHICS

(2 km radius)

 Population
17,618

 Median Age
40.5

 Average Household Income \$89,036


Current Consumption / Household


 \$12,051
FOOD


 \$4,589
HEALTH CARE

 \$3,496
RECREATION

 \$1,518
PERSONAL CARE

 \$2,791
LIQUOR/TOBACCO

 \$2,637
CLOTHING

 Daytime Employment
12,652 EMPLOYEES

964
BUSINESSES

 Traffic Count 5,000 VEHICLES DAILY ON 36 STREET SE

Sources: Statistics Canada, City of Calgary, CoStar

LEASE INFORMATION

BUILDING ADDRESS:
3750 46 Avenue SE, Calgary

SUBDIVISION: Eastfield

LEGAL DESCRIPTION:
Plan 0711408; Unit 6

ZONING: I-B (Industrial Business)

YEAR OF CONSTRUCTION: 2007

GROSS LEASABLE AREA:

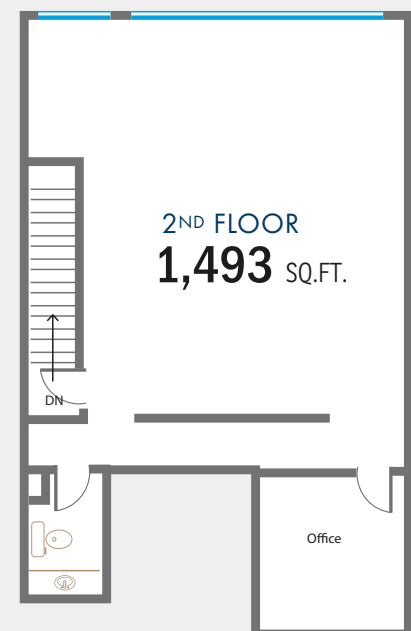
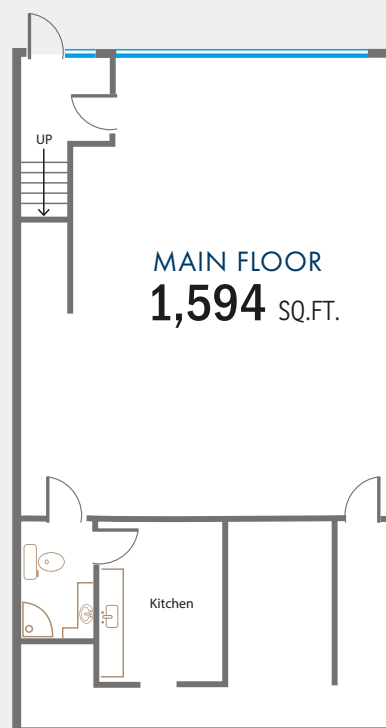
UNIT 307
1,594 sq. ft. – main floor
1,493 sq. ft. – 2nd floor

TOTAL: 2,802 sq. ft.

PARKING:
Ample scramble, free of charge

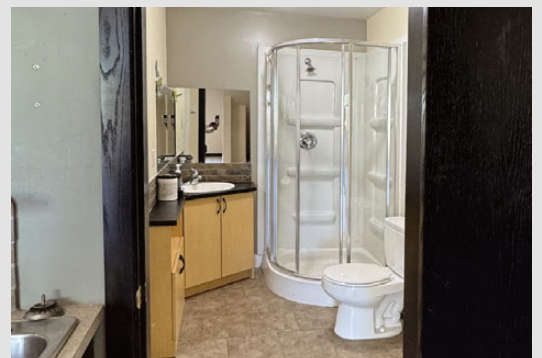
OP. COSTS AND TAXES:
\$11.10 per sq. ft.

NET RENT: Market



Floorplans are for reference only and to be verified.
Subject to change.

MAIN
FLOOR



2ND
FLOOR



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