

# FOR LEASE

## Bay 120 and/or Bay 121 - 42 Avenue SE

Calgary, AB



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## 2,000 to 4,000 SQ. FT.

### Highlights

- Close proximity to downtown;
- Free standing building with excellent exposure;
- Ample parking including a massive parking lot;
- One block off Macleod Trail;
- Large Signage and Advertising Potential;
- Walking distance to 39th Avenue C-train Station.
- New front fascia to be negotiated.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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# NAI Commercial

Commercial Real Estate Services, Worldwide.

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### Property Description

**Leasable Area:** 2,000 - 4,000 sq.ft.

**Area A** (Whole Building) - 4,000 sq. ft.

**Area B** (Half of Building) - 2,000 sq. ft.

### Availability:

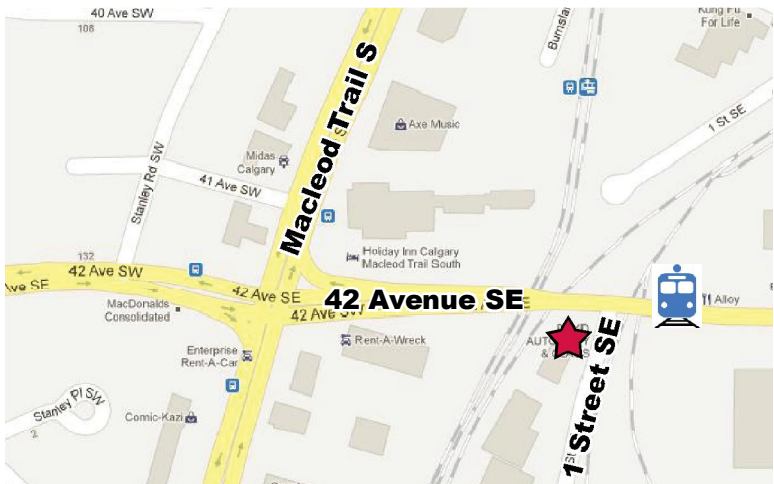
**Area A** (Whole Building) - T.B.D

**Area B** (Half of Building) - Immediate

**Net Rate:** Market

**Op. Costs:** \$5.00 p.s.f. (est. 2011)

### Location Map



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.

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