

**FOR LEASE**  
**PRIME RETAIL BAY**  
Bay D, 4301 - 9th Street SE  
Calgary, AB

April 2012

**AVAILABLE**  
**APRIL 1, 2012**



**FOR LEASE**  
**1 BAY AVAILABLE**  
**2,100 SQ. FT.**

### Highlights

- Building fronts onto 42nd Avenue SE
- Excellent Parking at the Front of the Space
- Reception Area and 2 Offices
- Tenant improvements negotiable
- Term - 5 to 10 years

FOR FURTHER INFORMATION, PLEASE CONTACT:

**Jim Courtney**  
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**NAI Commercial**

Commercial Real Estate Services, Worldwide.

Suite 1, 6204 - 6A Street SE  
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Tel: (403) 214-2344  
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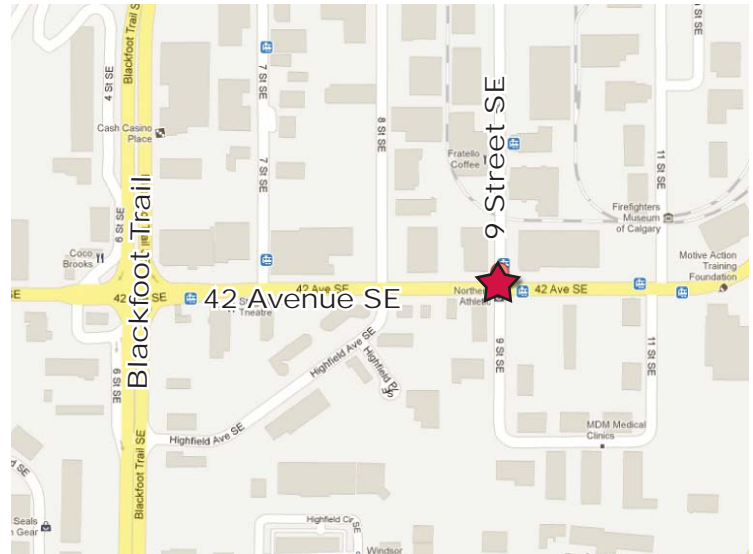
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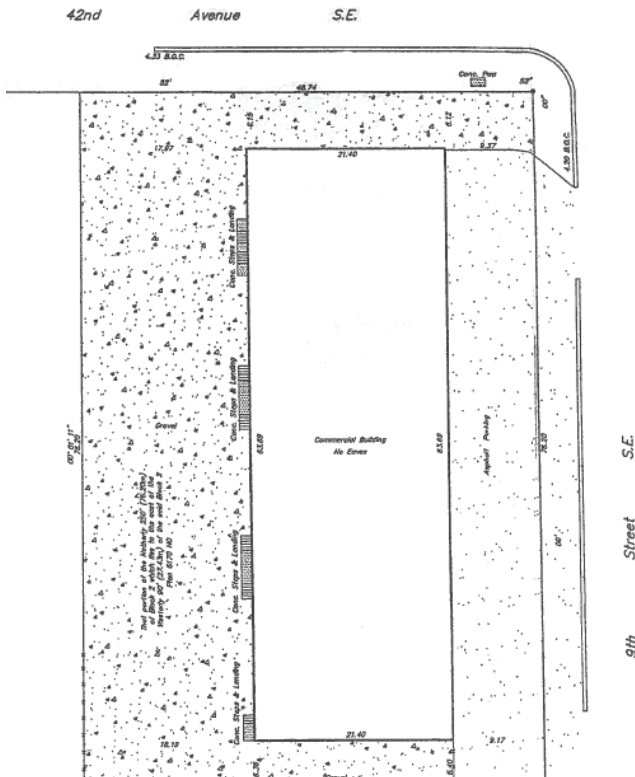
**Property Description**

Leaseable Area: 2,100 +/- sq. ft  
 Office Area: 600 +/- sq. ft.  
 Showroom/  
 Warehouse Area: 1,500 +/- sq. ft.  
 Doors: 1 Dock Door and 1 Man Door  
 Parking: Additional Parking in Rear  
 Base Rent: \$10.00 per sq. ft.  
 Op. Costs: \$3.64 per sq. ft. (2010)  
 Utilities: Paid by tenants

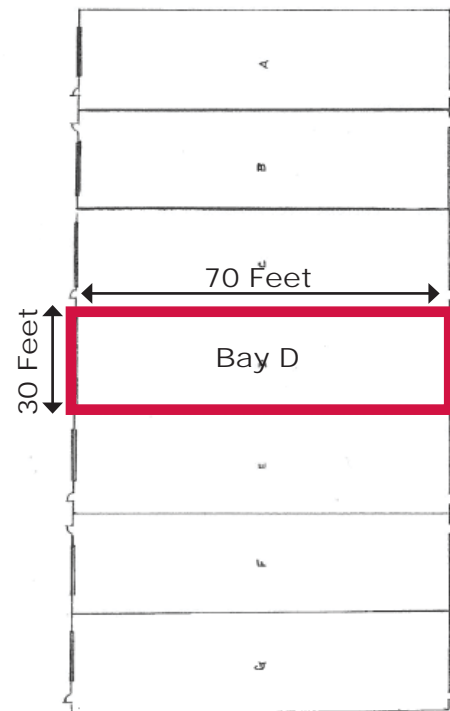
**Location Map**



**Site Plan**



**Bay Plan**



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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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