

FOR LEASE

5539-2nd Street S.W.

Calgary, AB



FOR LEASE

1,850 sq. ft.

Highlights

- Located in Manchester with excellent access to and from Macleod Trail.
- Surrounded by a wide range of high profile amenities including Chinook Shopping Centre and the LRT.
- Front access drive in loading bays.



FOR FURTHER INFORMATION, PLEASE CONTACT:

Sean Fillion
sfillion@naicalgary.com
Direct (403) 291-8871

NAI Commercial

Commercial Real Estate Services, Worldwide.

Suite 1, 6204 - 6A Street SE
Calgary, AB T2H 2B7
Tel: (403) 214-2344
Fax: (403) 214-0244
www.naicalgary.com

FOR LEASE

5539-2nd Street S.W.

Calgary, AB

Location Map



Property Description

Available Space: Unit 201: 1,815 sq.ft.
 Unit 308: 1,850 sq.ft.

Net Rental Rate: \$12.00 p.s.f.

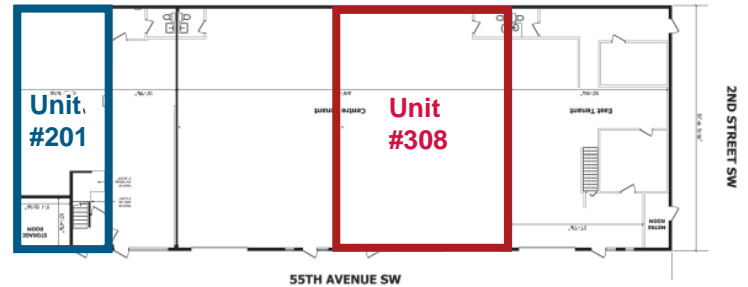
Lease Term: 3, 5 or 10 years

Op Costs: \$4.00 p.s.f.

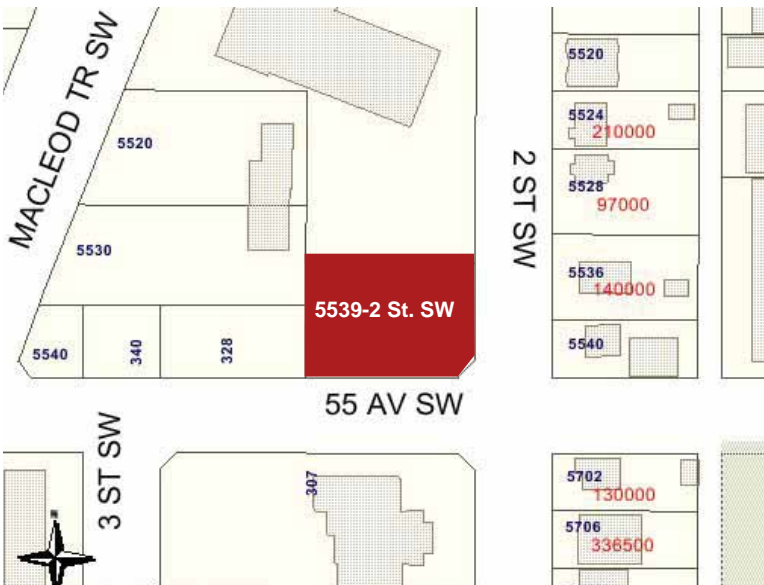
Power: 100 amps 250 volts (tbv)

Zoning: C-COR 3 (Commercial)
 F-3.0, H-46

Floor Plan



Site Plan



FOR FURTHER INFORMATION, PLEASE CONTACT:

Sean Fillion
sfillion@naicalgary.com
Direct (403) 291-8871

NAI Commercial

Commercial Real Estate Services, Worldwide.

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.

Suite 1, 6204 - 6A Street SE
Calgary, AB T2H 2B7
Tel: (403) 214-2344
Fax: (403) 214-0244
www.naicalgary.com