



GRASSROOTS
REALTY GROUP

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526 42 Avenue SE
Calgary, Alberta

MLS # A2338708



\$18 per sq.ft.

Division:	Manchester Industrial
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Manchester Business Centre
Bus. Name:	-
Size:	1,417 sq.ft.
Zoning:	DC IG
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A
Addl. Cost:	-
Based on Year:	-
Utilities:	Natural Gas Paid, Electricity Not Paid For, Water Paid For
Parking:	-
Lot Size:	-
Lot Feat:	-

This 1,417 Sq. Ft. retail/light industrial flex unit is located in the Manchester Business Centre on 42 Ave SE between MacLeod Trail and Blackfoot Trail. Excellent access to major thoroughfares, downtown, 39 Avenue LRT Station and SE-SW residential communities. The zoning allows for IG uses and retail on a discretionary basis. Great parking and access to the space at the front and side of the building. There is a double man door for loading on east side of the building. The unit is wide open workspace/showroom area with bathroom and kitchenette. Lease rate is \$18 PSF + 5% increases in years 3 and 5. Op costs are \$7.50 PSF (includes gas, water, sewer) + GST, electricity is not included in op costs.