

# FOR LEASE

Bay 7 - 417 53rd Avenue SE

1,640 Square Feet



## Property Highlights

### 1,640 Square Feet

- Located in Manchester close to major amenities with good access to Macleod Trail and Blackfoot Trail.
- Ample parking at the front and back of each bay.
- Easy loading access with 12' x 14' drive-in doors.
- Mezzanine at no charge
- Operating Costs include water, sewage and garbage

For information and options on this property contact:

#### Philip Ma

403-589-9838  
pma@adventcommercial.com

#### D.C. (Sid) Smith

403-680-1767  
sid@calgaryindustrialrealestate.com

#### Mark Bizek

403-615-5725  
mbizek@adventcommercial.com

Advent Commercial  
Real Estate Group  
833 34th Avenue SE  
Calgary, Alberta T2G 4Y9  
T. 403-984-9800  
F. 403-984-9810

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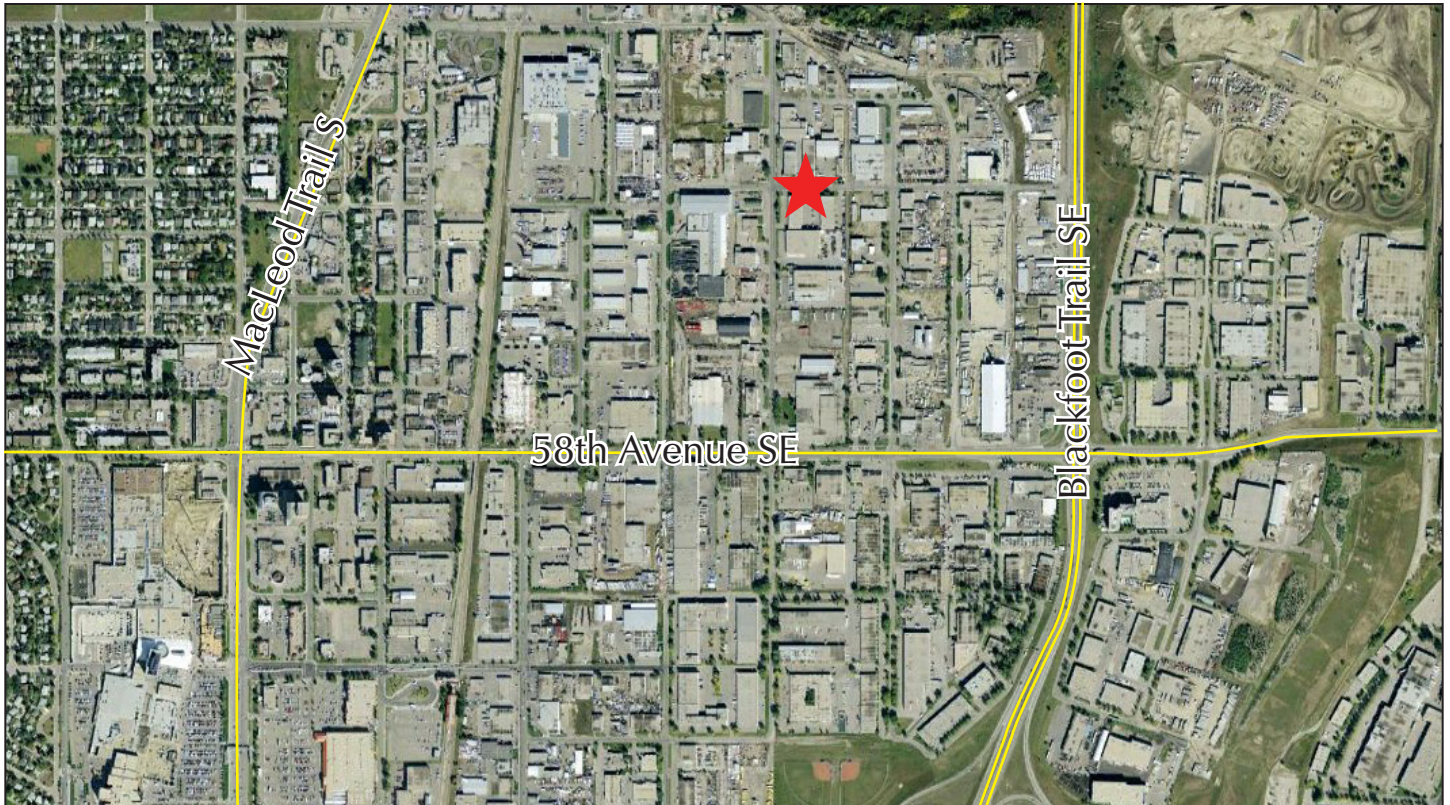
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## LOCATION MAP



## PROPERTY DETAILS

District:	Manchester
Zoning	I-G
Loading:	1 Drive-in door (12'X14')
Power:	100 Amps (TBV)
Net Rent:	\$12.00
Op. Costs:	\$2.45 + property tax
Ceiling Height:	22'
Office:	480 sq. ft.
Warehouse:	1,160 sq. ft.
Mezzanine	480 sq. ft.



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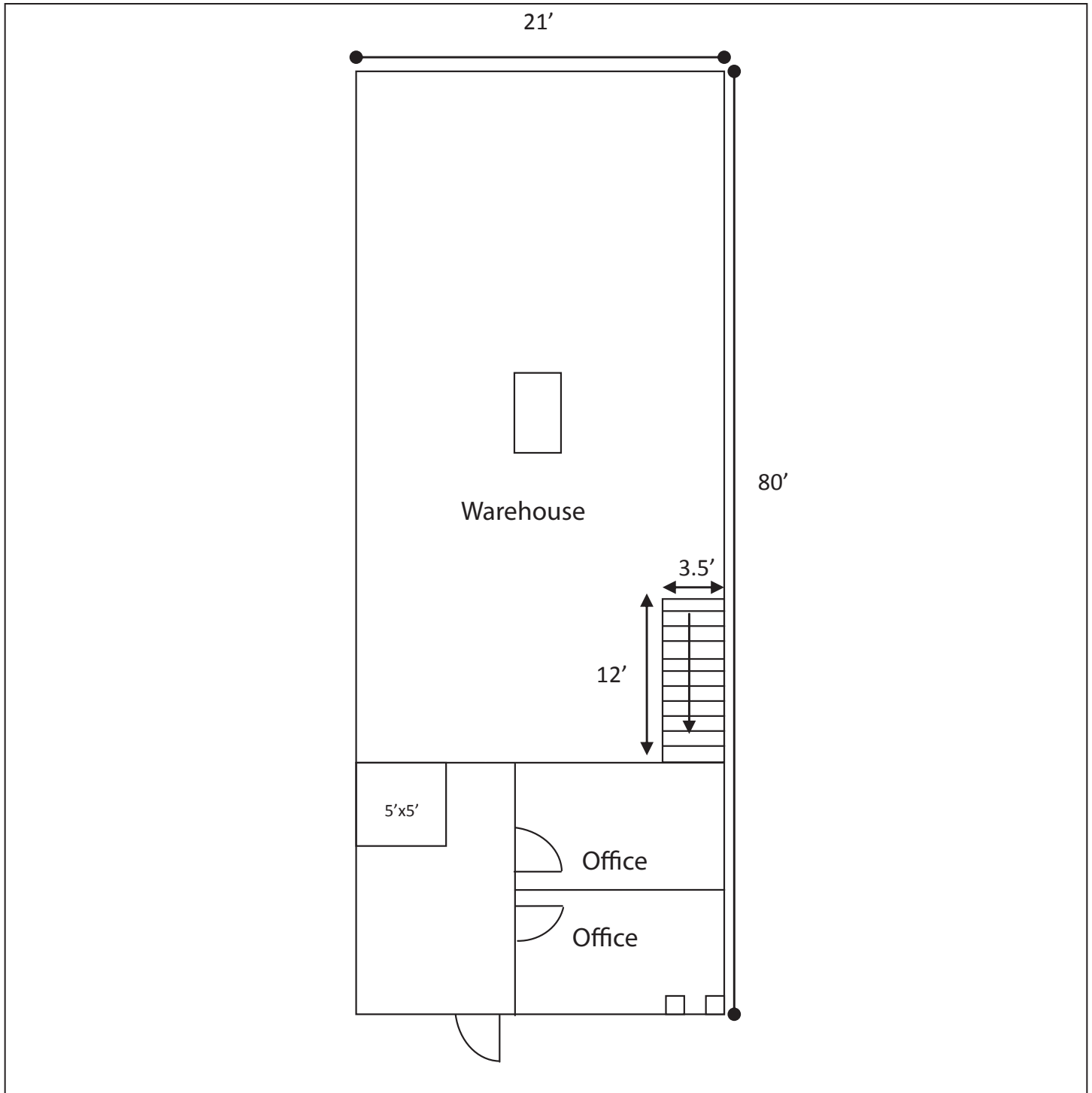
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## FLOOR PLAN



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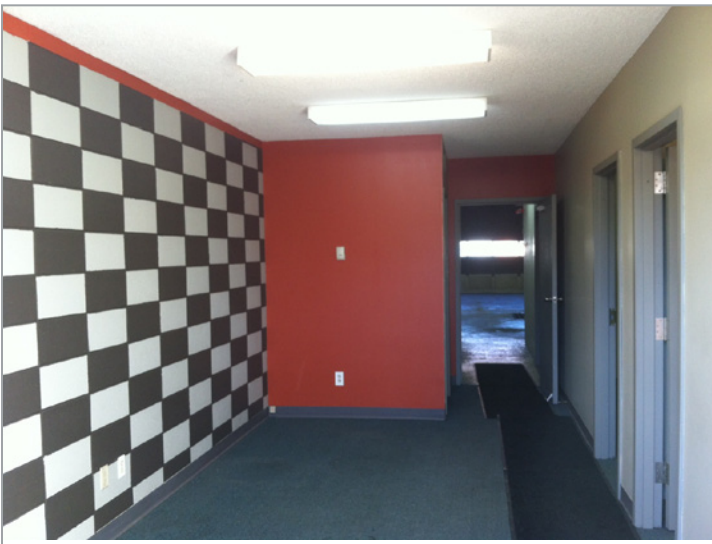
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## PHOTOGRAPHS



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