

FOR  
LEASE



# M<sup>c</sup>CALL LAKE PLAZA

## 1725 - 32 AVENUE NE :: CALGARY, ALBERTA

RATE REDUCED



### PROPERTY INFORMATION

ADDRESS:	Unit 133/136, 1725 - 32 Avenue NE
DISTRICT:	McCall
ZONING:	I-C (Industrial Commercial)
SQUARE FEET:	4,359 SF
CEILING HEIGHT:	22'
LOADING:	2 (10'x12') drive-in doors
POWER:	200 amps (TBV)
LEASE RATE:	\$13.00 psf
OP COSTS:	\$6.60 psf

### HIGHLIGHTS

- :: Direct access on to 32 Avenue NE
- :: Rare I-C land use, allowing for mixed use industrial/retail Tenants
- :: Minutes from Deerfoot Trail and Barlow Trail N
- :: Automotive uses allowed
- :: Pylon signage available
- :: Drive through loading

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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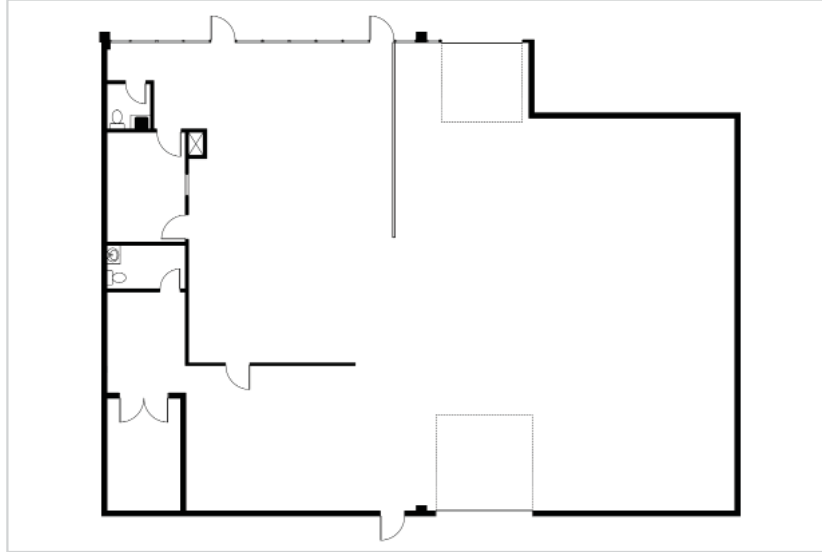


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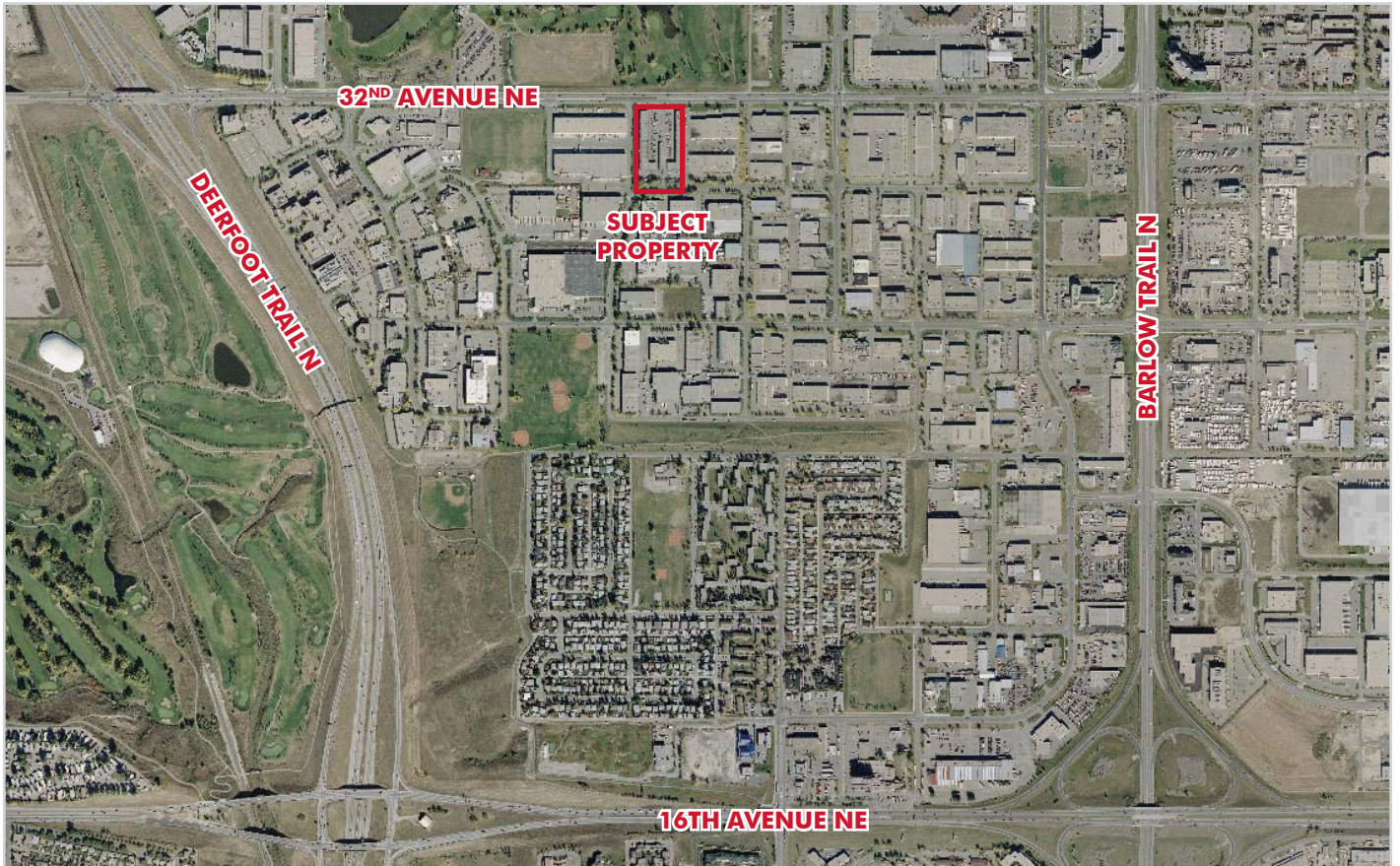
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### FLOOR PLAN



### AERIAL MAP



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