

**D, 8240 31 Street SE  
Calgary, Alberta**

**MLS # A2250031**



**\$13 per sq.ft.**

**Division:** Foothills

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,888 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Opportunity to lease an industrial zoned commercial bay (I-G) with easy access just off Macleod Trail SE. Unit is 3,888 SF with front reception area, 3 offices on the main floor, 2 piece bathroom and shower and sink in the rear bay area. Second floor consists of 2 more offices and kitchen/staff room. Rear bay area is open area with no columns or beams with high ceilings which allows for businesses that require "racking". There are 2 rear gas heaters and a sump already in place. Four (4) designated parking stalls in front of the unit for Patron's use. The Plaza has 2 wide access points with a wide back lane for deliveries of inventory. For this unit, available to rent is a 36 foot by 135 foot rear fenced off compound (4,850 SF) directly behind the bay and is asking \$500/month. Landlord requests that the potential tenant leases space on the Pylon Signage that is visible from Glenmore Trail for \$150.00/month. Perfect for the midsize company looking to move up. Landlord incentive is negotiable. Possession is for November 1st. Call your favorite Realtor to view today!