

**FOR Lease:**

**4207 - 80th Avenue NE Calgary**

**9,275 sq ft**

**2.76 Acres**



**Roman**  
Real Estate Services



### Property Information



**Legal:** Plan 2474 JK Block 1 Lot 21

**Zoning:** I-G General Industrial

**District:** Saddle Ridge Industrial

**Bldg Area:**

Main Floor Office:	2,400 sq ft
Second Floor Office:	2,400 sq ft
Shop/Warehouse	<u>3,600</u> sq ft
Total:	8,400 sq ft
Mezzanine	875 sq ft
Storage Building:	960 sq ft

**Site size:** 2.76 Acres

**OH Doors:** 2-12'w x 14' h; 2 - 10'w x 8'h

**Ceiling Height:** 20' clear (shop)

**Electrical:** 600 amp 240 Volt (TBV)

**HVAC:** Office: A/C Shop: radiant tube,  
circulating fans & exhaust system

**ASKING RATE: \$12,000.00 / MONTH TRIPLE NET**

For More Information Please Contact:

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Roman Real Estate (2009) Ltd.

#165, 6223 - 2nd Street SE  
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# FOR Lease

# Yard, Shop & Office

## 4207 - 80 Avenue NE



### Location

- Corner of Metis Trail & 80th Ave NE;
- Metis Trail to be extended & will provide direct access to Stoney Trail Ring Road
- Westwind LRT Station located at 62nd Ave and 32 street NE
- Directly south of Jacksonport; a proposed 105 ac development to feature approx. 1.1 million sq feet of retail space
- Close proximity to airport

### 2nd Floor Office

#### Term:

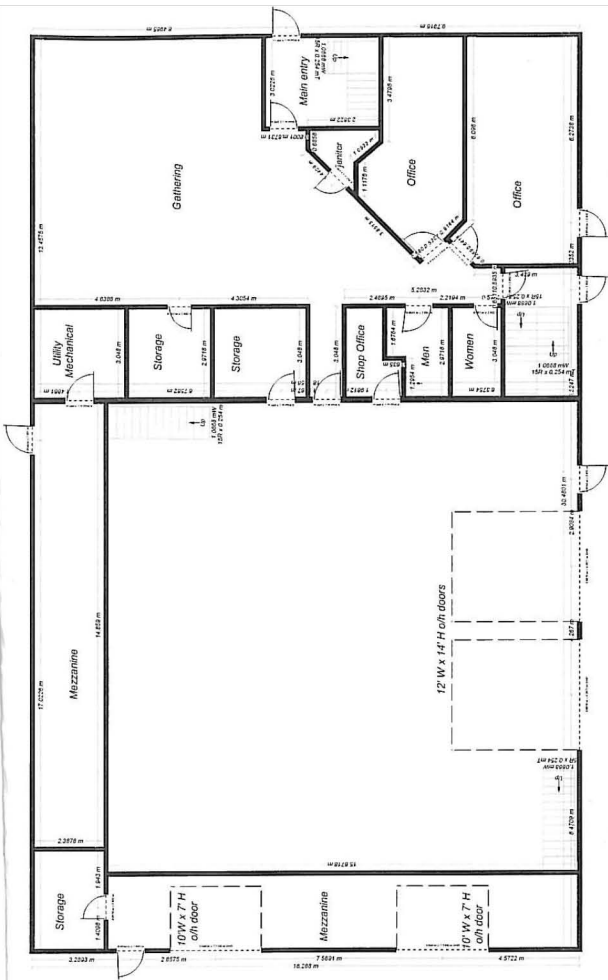
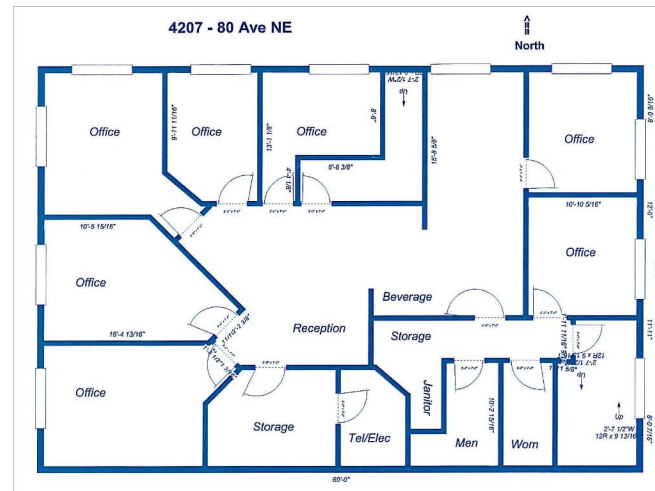
5 years

#### Taxes:

TBV

#### Possession:

Immediate



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