



Roman
Real Estate (2009) Ltd.

For Lease

Office – Retail Warehouse Space



ERIN WOODS STATION 3555 – 52nd Street SE

- 1 bay available: 1,840 square feet
- Direct exposure to 52nd Street SE
- Office – Retail space
- Newly built in 2000

**For more information contact
Roman Real Estate Services
at (403) 228-6015**

#165, 6223 – 2nd Street SE
Calgary, Alberta, T2H 1J5
Phone: (403) 228-6015
Fax: (403) 228-6025

The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy; however Roman Real Estate Services Inc. and its Agents are unable to guarantee it. All properties subject to change and/or withdrawal without notice. Prices exclude the GST.



Roman

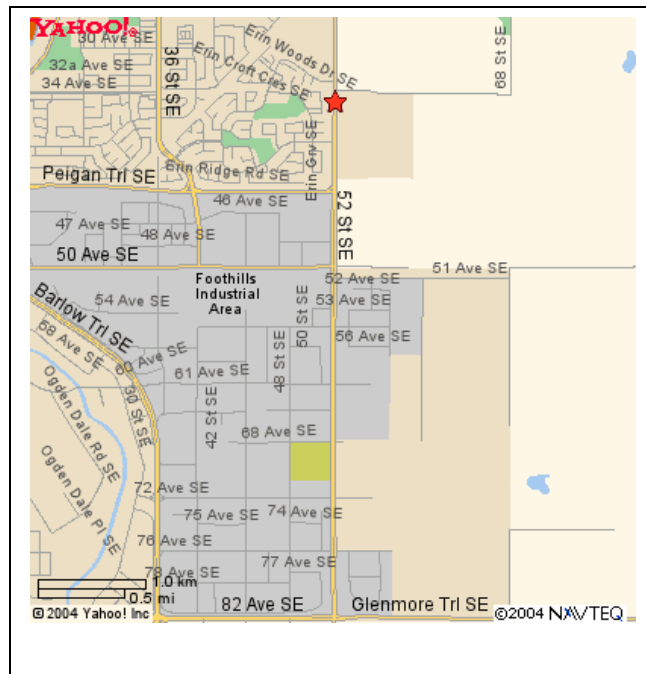
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PROPERTY DETAILS

Address: 3555 – 52nd Street SE
Size: 1,840 sq.ft.
Zoning: DC – C2 zoning
Loading: 1 Drive in door per bay
Power: TBV
Parking: Ample free parking

FINANCIAL SUMMARY

Net Rate: \$ 14.00 p.s.f.
2010 Operating Costs: \$ 7.71 p.s.f.
Plus Electrical Utility cost of
\$150.00 per month (Heat and
Water included in Operating
Costs Rate)
Availability: January 1, 2010
TI Allowance: Negotiable



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