



## Mayland Heights

2023 2 Avenue SE, Bay 3 | Calgary, AB

### PROPERTY HIGHLIGHTS

- Centrally located with quick access to Downtown, Deerfoot Trail, Memorial Drive and Barlow Trail - as well as many other amenities
- Mix of office/showroom and warehouse space
- Recent renovations include: new T-5 lighting in warehouse, new paint throughout the entire unit, new LVP flooring throughout office/showroom area
- 5 assigned parking spaces directly in front of unit (TBV)
- Building has completely fenced yard at rear of building with drive-through gate and man gate access
- Available immediately

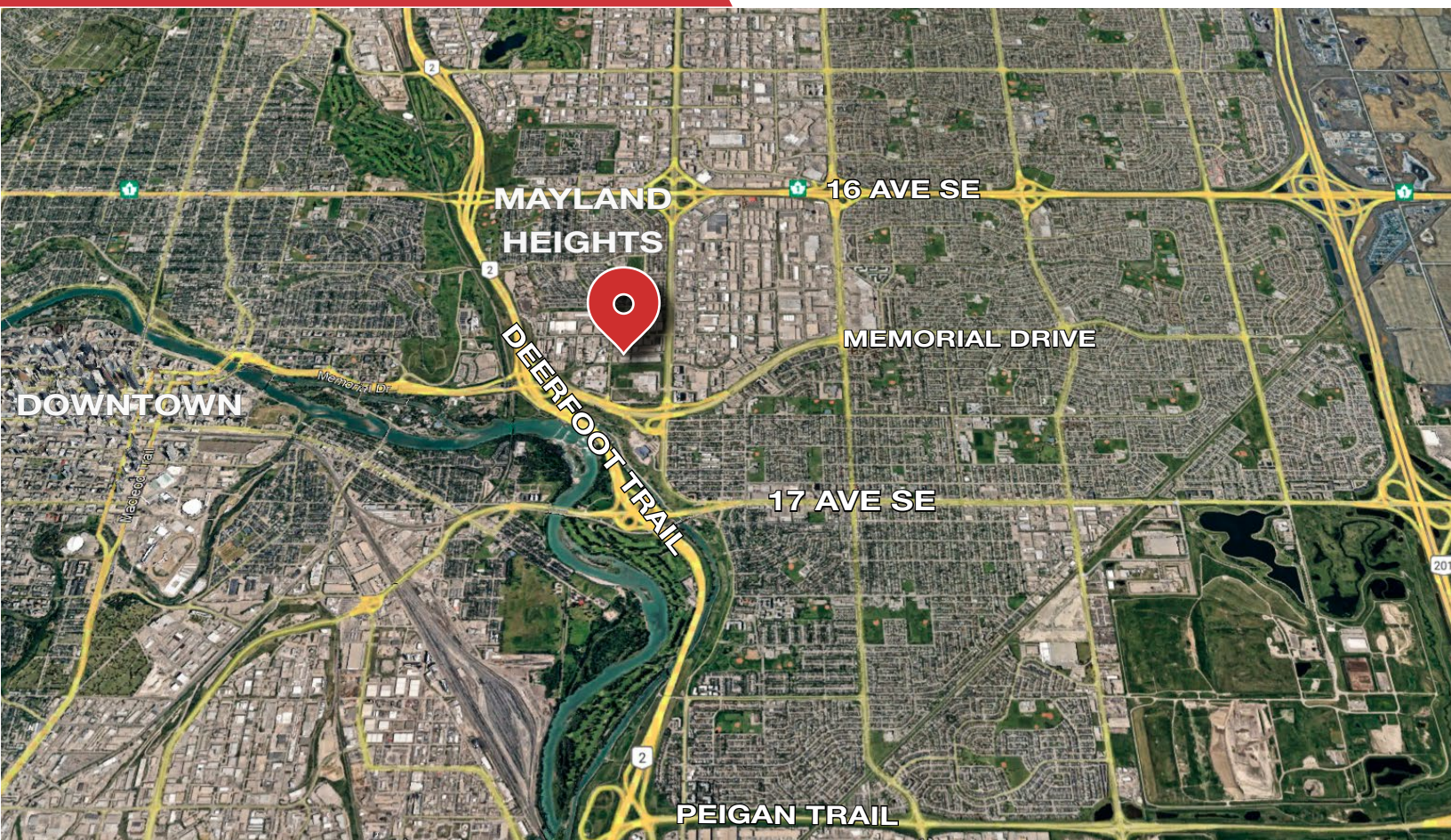


# FOR LEASE

4,338 SF

Flex Bay with Loading Dock

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## 2023 2 Avenue SE

<b>Total Size</b>	4,338 ± SF
<b>Office Size</b>	1,854 ± SF
<b>Warehouse Size</b>	2,484 ± SF
<b>Submarket</b>	Mayland Heights
<b>Zoning</b>	I-G (Industrial-General)
<b>Lease Rate</b>	Market
<b>Lease Term</b>	5 Years
<b>Op Costs</b>	\$5.99 PSF (est)
<b>Power</b>	200 amp 3 phase (tbv)
<b>Loading</b>	1 Dock Door (8'x10')
<b>Clear Ceiling Height</b>	18' clear in warehouse
<b>Parking</b>	5 stalls in front (tbv)
<b>Available</b>	Immediately



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📍 **3633 8 Street SE**  
Calgary AB, T2G 3A5  
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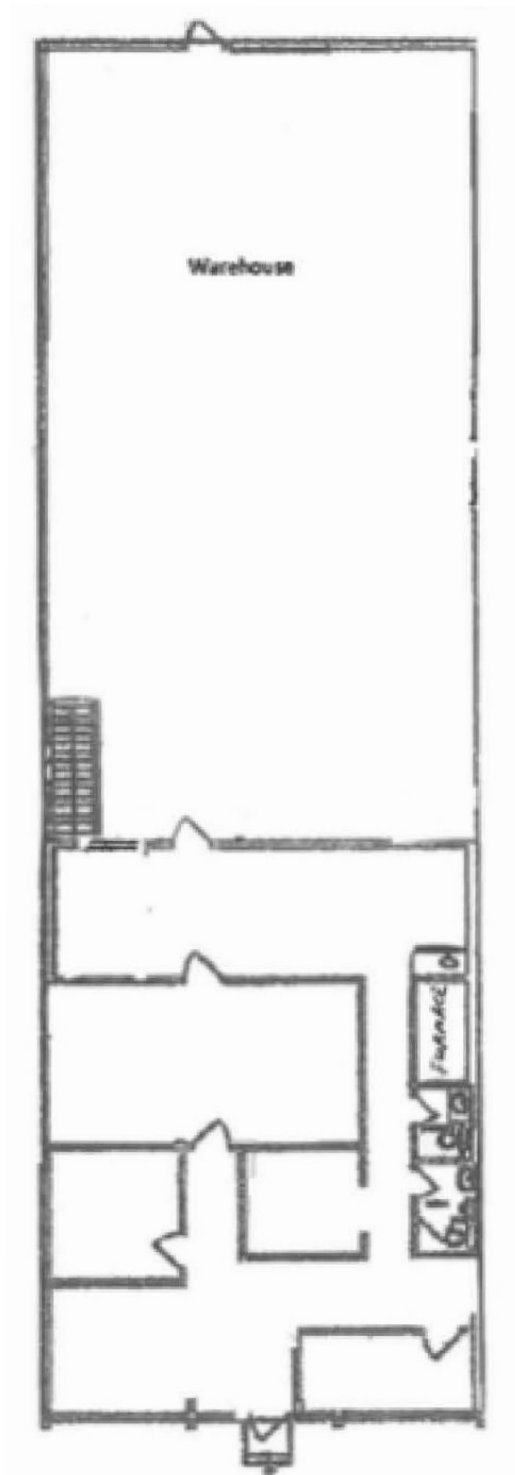
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## Floor Plan



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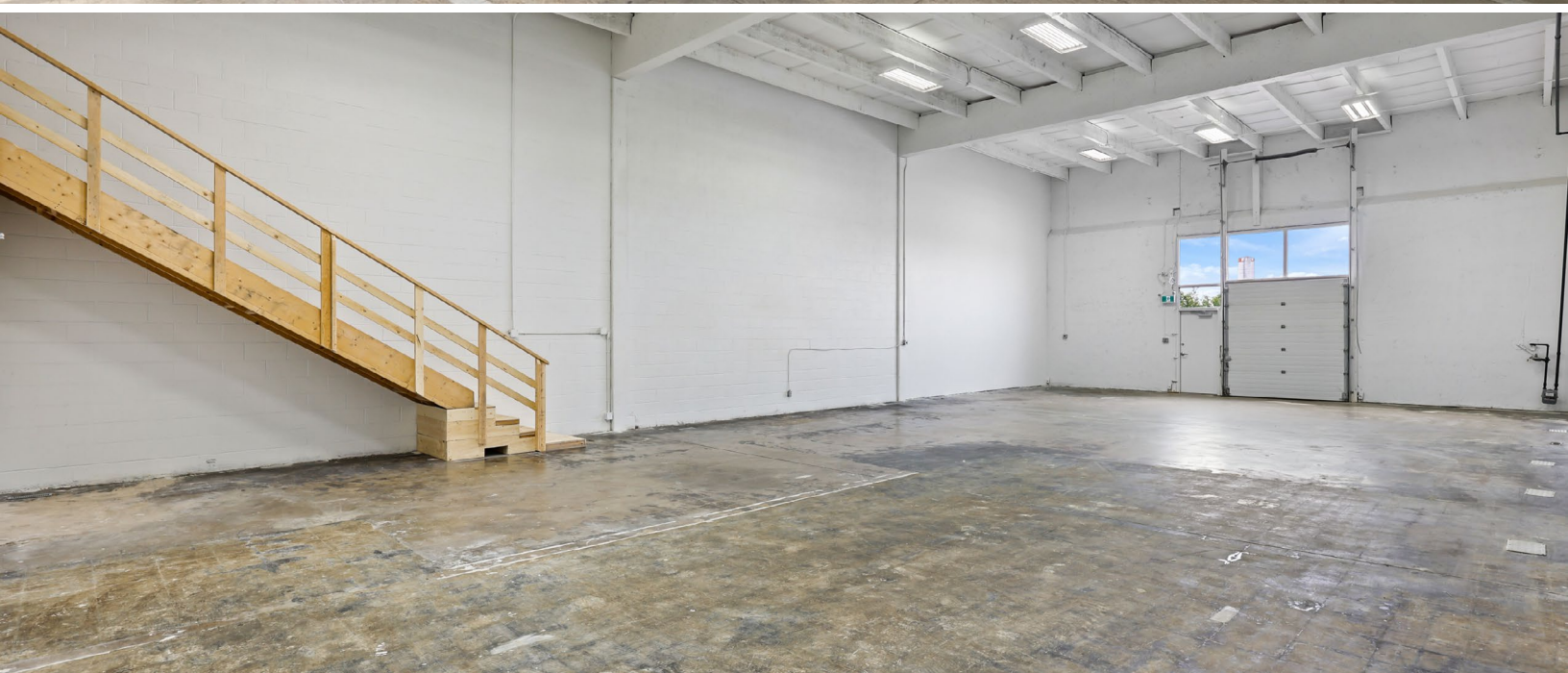
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