

FOR LEASE

SUNALTA

RETAIL/SHOWROOM/OFFICE



1733 – 10th Avenue SW
3,500 sq.ft

Palliser
Realty & Management Corp.

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Palliser Realty & Management Corp. 2005-10th Avenue SW, Calgary, AB T3C 0K4 403-764-7510 www.palliserrealty.com

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PROPERTY DETAILS

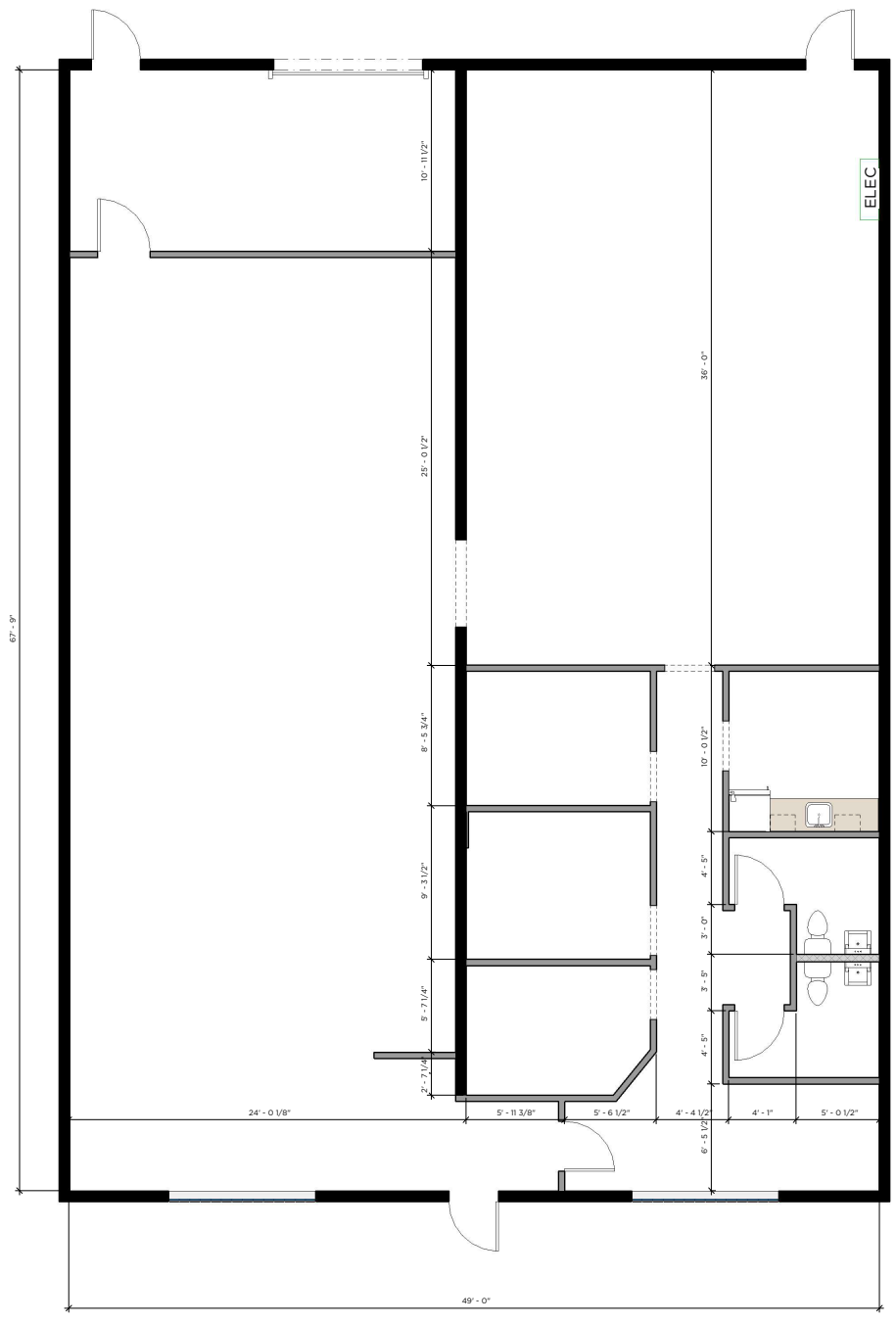
1733 – 10 Avenue SW

DISTRICT:	Sunalta
LEGAL DESCRIPTION:	Lots 3 & 4 Block 216 Plan 5380V
ZONING:	CC-X
BAY SIZE:	3,500 sq. ft
OFFICE/SHOWROOM:	2,000 sq. ft
WAREHOUSE:	1,500 sq. ft
ELECTRICAL:	200 amps 110/208 volts
MECHANICAL:	2 Roof Top Units
LOADING:	9 x 8 DI
CEILING HEIGHT:	14'
LEASE RATE:	\$20.00 per sq ft net
PROPERTY TAX:	\$7.42 per sq ft 2019 Budget
OPERATING COSTS:	\$2.08 per sq ft 2019 Budget
AVAILABLE:	Immediate

FEATURES:

Great Location, Busy Street with 8,000 Vehicles per day, Sun Alta LRT Station, West Village, Secure Fenced Rear Compound with 10 Parking Spaces, Redevelopment Area Ideal for Medical, Retail or Office Use.

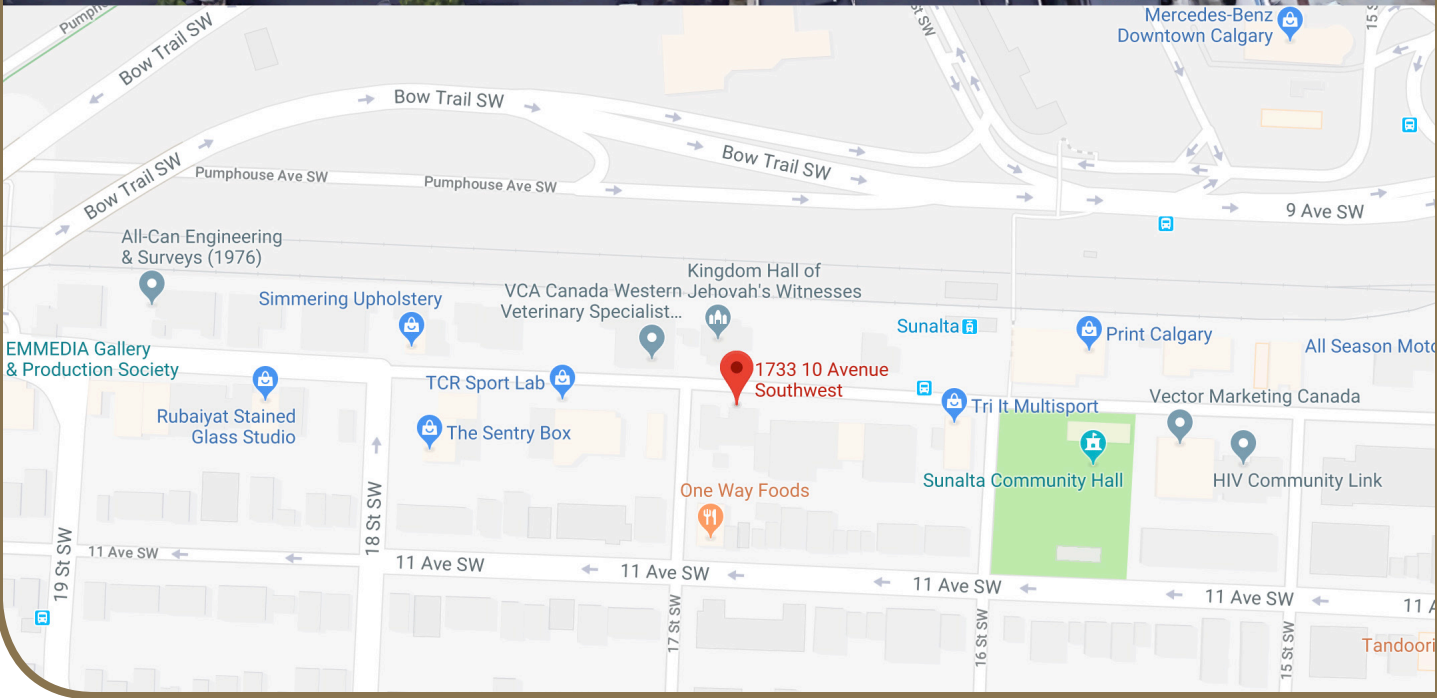
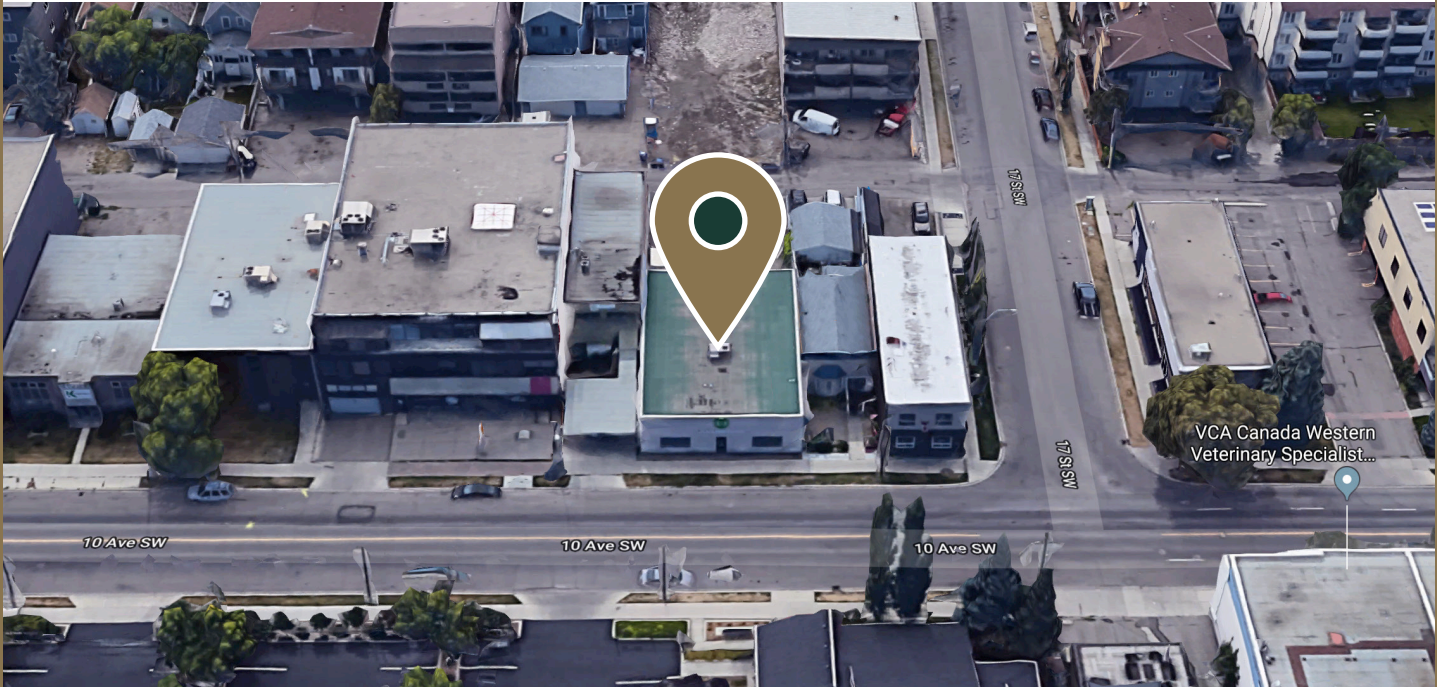
FLOOR PLAN
1733 – 10 Avenue SW





LOCATION

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