

905 34

Avenue SE

Calgary, Alberta

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22,140 SF Freestanding Building on Corner Lot with Fenced Yard Area



**905 34 Avenue SE**  
Calgary, Alberta | T2G 5H6



|                        |  |                  |
|------------------------|--|------------------|
| <b>Rentable Area</b>   | Main Floor Office:                                 | 10,279 SF        |
|                        | 2nd Floor Office:                                  | 4,580 SF         |
|                        | Warehouse:   | 7,281 SF         |
|                        | <b>Total Rentable Area:</b>                        | <b>22,140 SF</b> |
| <b>Zoning</b>          | I-G (Industrial-General)                           |                  |
| <b>Loading</b>         | 3 x Drive-in (10'x12', 12'x12', 14'x15')           |                  |
| <b>Ceiling Height</b>  | 23'9" to Joist in Warehouse                        |                  |
| <b>Power</b>           | 600 Amp @ 120/240 Volt, 400 Amp @ 480 Volt (TBV)   |                  |
| <b>Operating Costs</b> | \$4.93 PSF (plus proportionate share of utilities) |                  |
| <b>Lease Rate</b>      | \$12.00 PSF (Year 1)                               |                  |
| <b>Availability</b>    | Immediately  |                  |

# I-G

Zoning

# \$4.93

Operating Costs (PSF)

# \$12.00

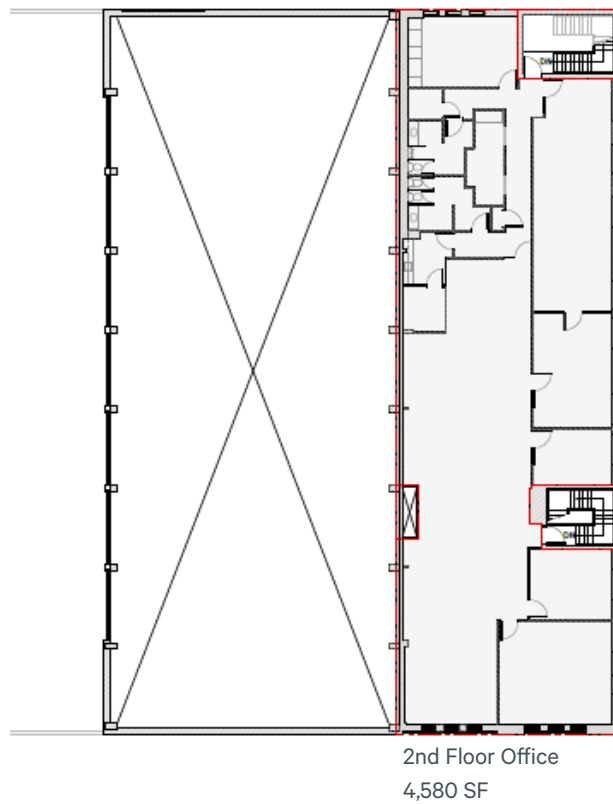
Lease Rate (PSF)

## Property Highlights

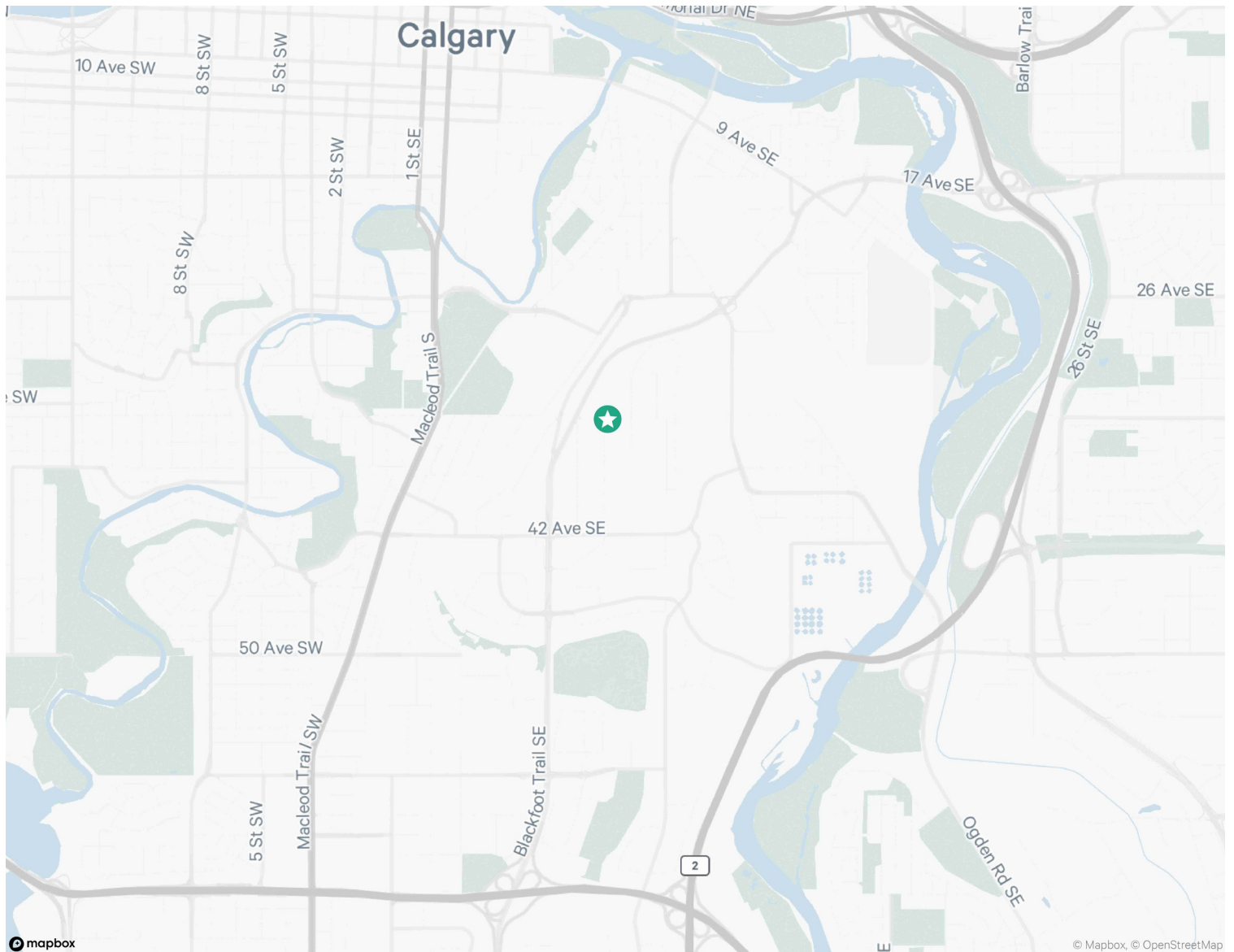
- + Fully paved and secured lot with two separate points of access
- + South central location within close proximity to major thoroughfares
- + Exposure along 34 Avenue and 8 Street SE
- + Ample on-site parking
- + Outdoor storage capabilities
- + Various public transit opportunities within walking distance
- + Located within 15 minutes from downtown Calgary



Building Plan



**2ND LEVEL**



## Contact Us

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