

4027-7th Street SE

Calgary, Alberta



Industrial Leasing Opportunity



Ronmor Developers Inc.
Suite 250
5920 - 1A Street SW
Calgary, Alberta T2H 0G3

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PROPERTY OVERVIEW



Lease Details

Landlord's Legal Name:	Hampton Development Ltd.
Rentable Area & Availability:	Unit 103 12,522 SF - Immediate Unit 107 5,525 SF - February 1/27
Annual Operating Costs:	±\$9.36 PSF (<i>Unit 103 has additional gas meter</i>)
Term:	Flexible; short-term available
Loading & Parking:	Unit 103 - 2 dock doors 5 reserved stalls Unit 107 - common area dock TBD
Ceiling Height:	19' clear (to u/s of joist)
Power:	100 amps (TBV)



LOCATION

4027 - 7th Street SE | Calgary, Alberta



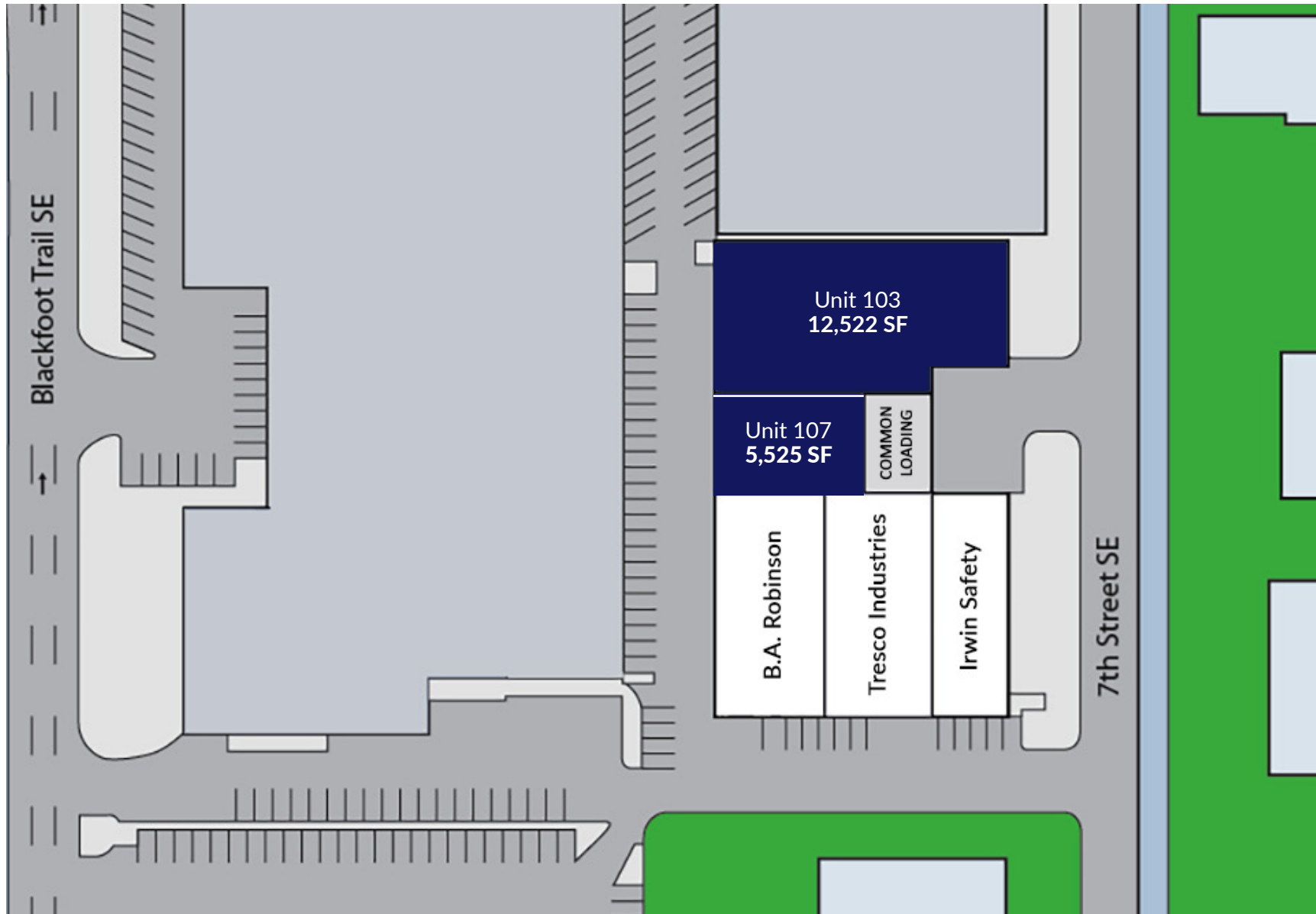
Nearby Businesses

- 1 Coco Brooks
- 2 Bank of Montreal
- 3 General Motors
- 4 Stage West Theatre
- 5 Cash Casino
- 6 Circle K

Also in the Area

CF Chinook Centre
Southland Transportation
Ronmor Business Centre

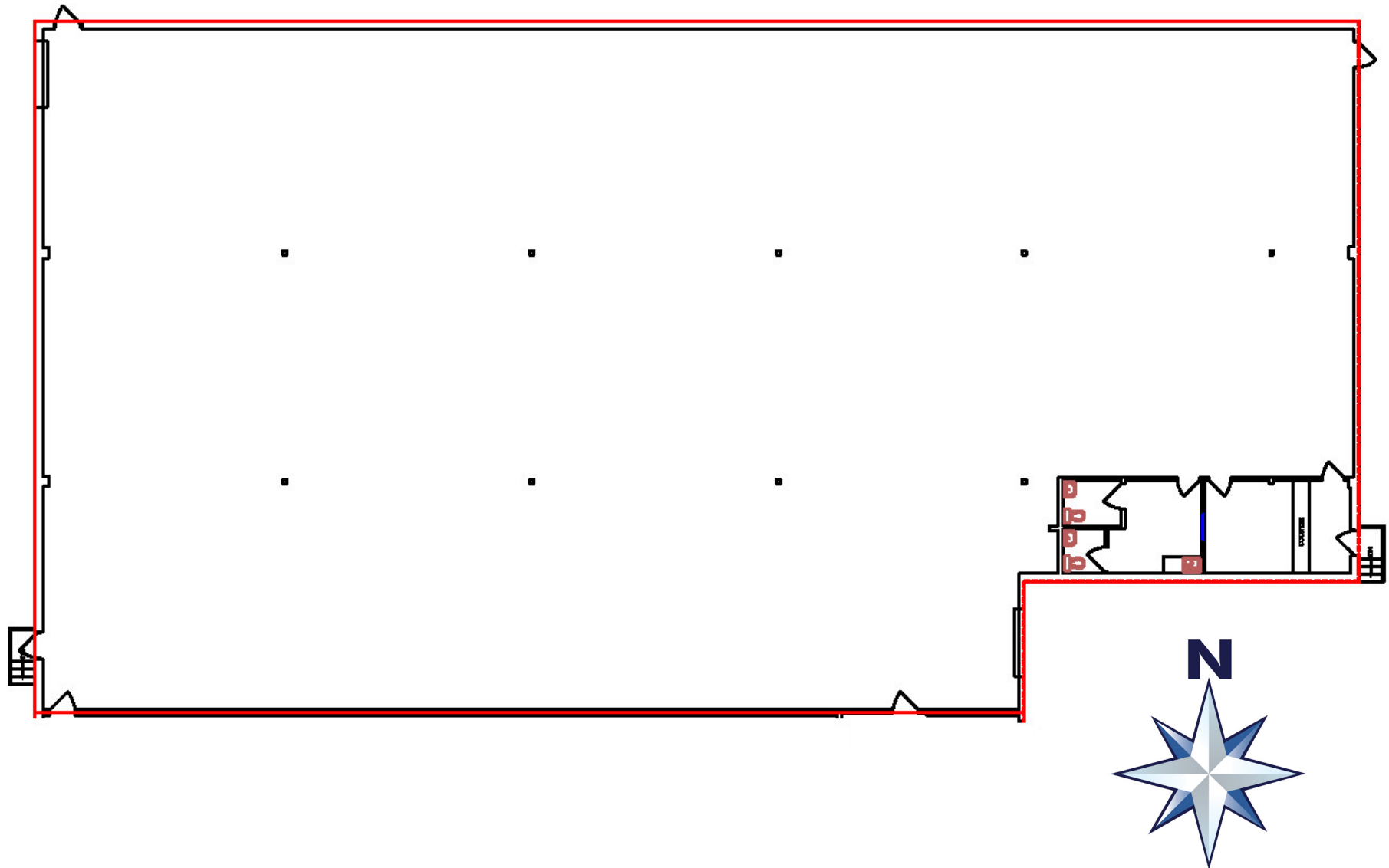
SITE PLAN



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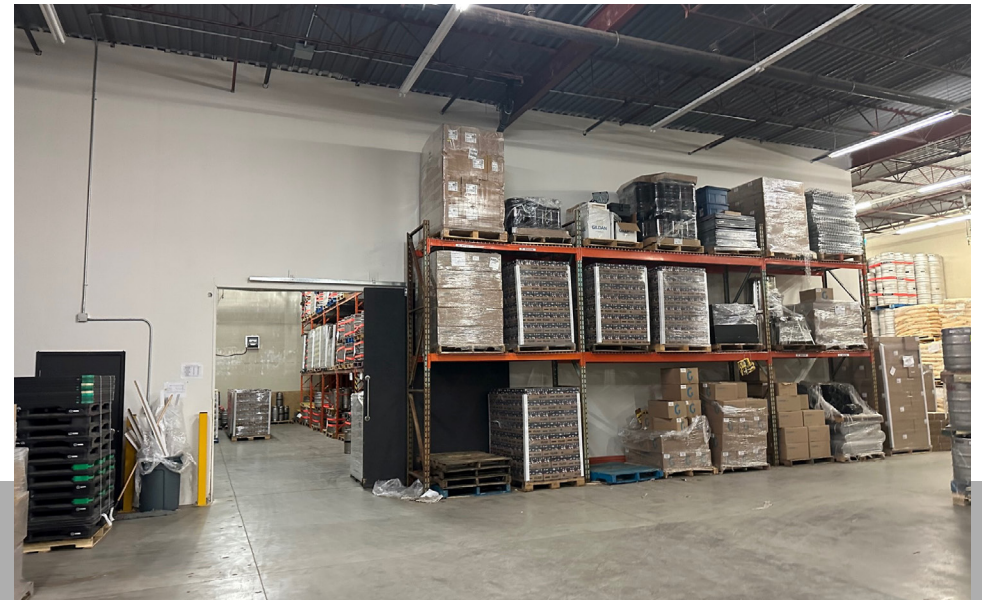
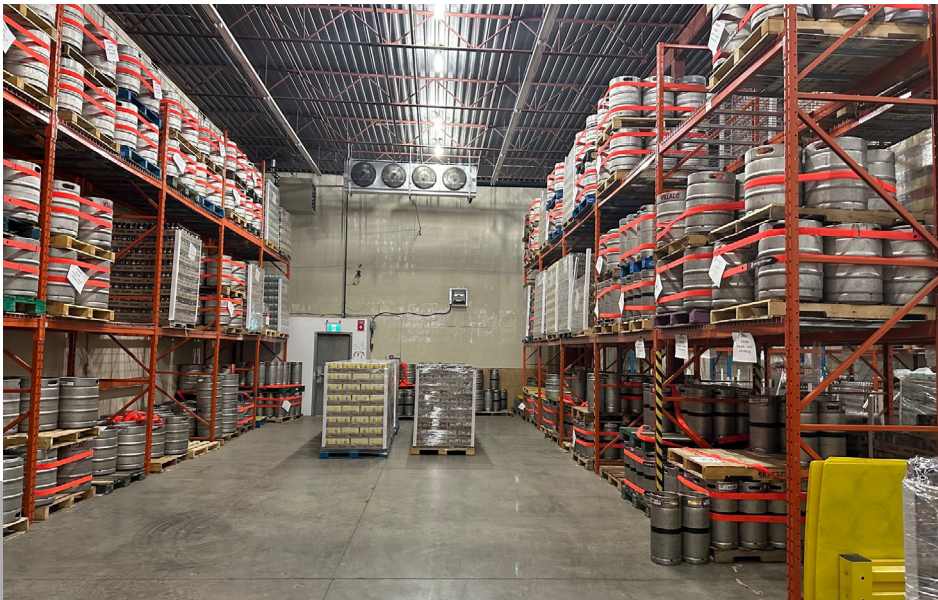
FLOOR PLAN

Unit 103 | 12,522 SF



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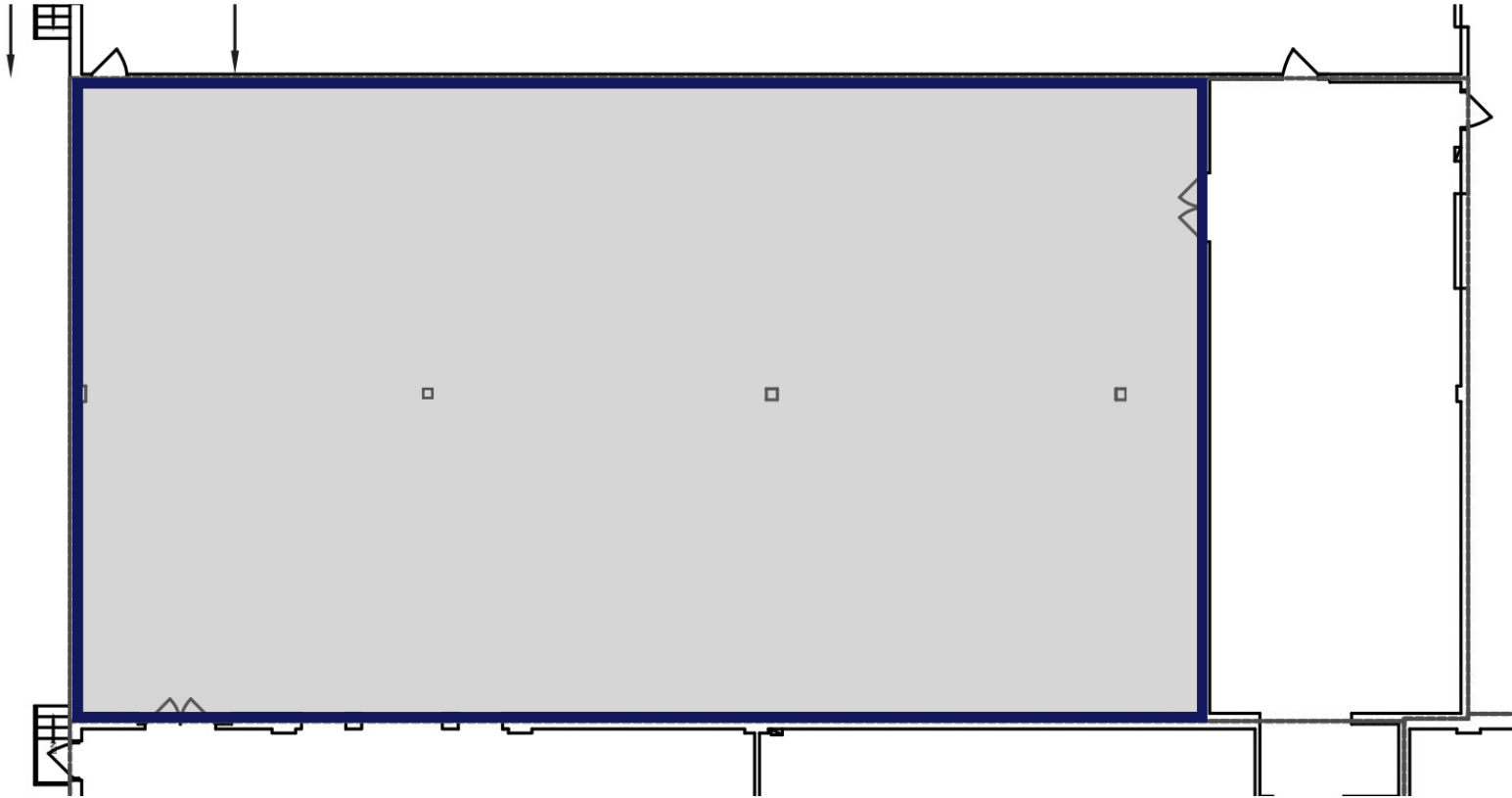
PHOTOS | UNIT 103



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FLOOR PLAN

Unit 107 | 5,525 SF



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PHOTOS | UNIT 107



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IDEAL USES



Light Manufacturing



Warehouse Storage



Food / Beverage Storage



Specialty Food Sales / Distribution

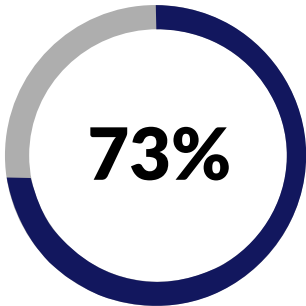
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DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	729	36,182	162,142
Daytime Population	Sum	11,309	130,325	463,213
Total Households	Sum	382	19,350	82,156



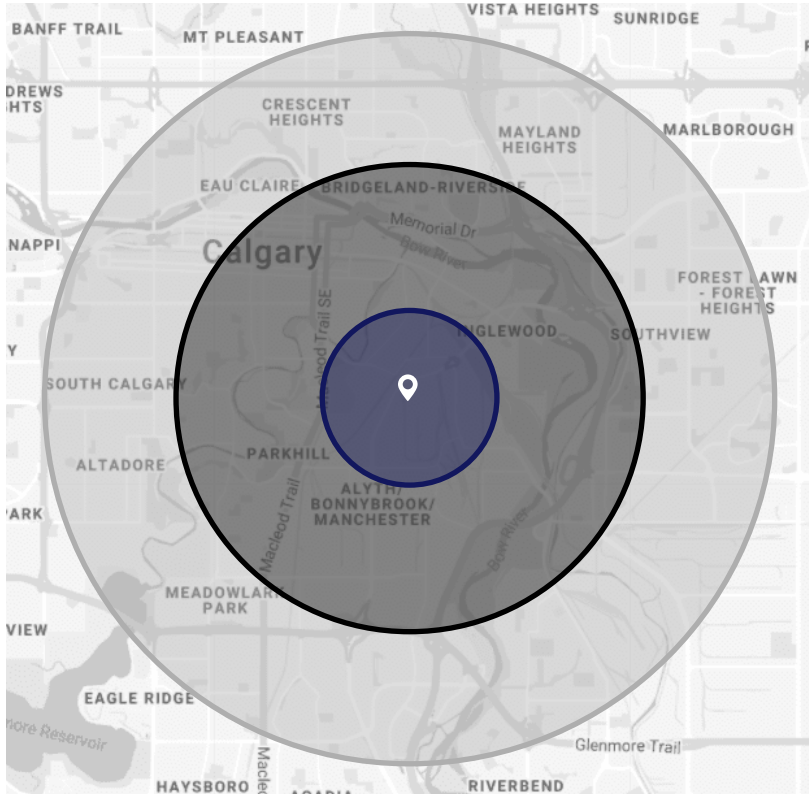
Median age
36 years old



Employment Rate
within 1 km radius



Median Household Income
\$114,643



1 km Radius 3 km Radius 5 km Radius



Primary age
group suitability
22-37
year olds



MOST of the population
in the surrounding area
have **white collar**
professions