

FOR LEASE

SUNRIDGE BUSINESS PARK

UNIT A & B, 3181-32 STREET NE



Highlights ...

- ✓ Below Market Rental Rates and Operating Costs
- ✓ High Traffic Opportunity
- ✓ Next to Costco and other national retailers
- ✓ Excellent pylon and fascia signage exposure
- ✓ 18 foot ceiling height

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RETAIL, INDUSTRIAL, INVESTMENT SALE & LEASING

FOR LEASE

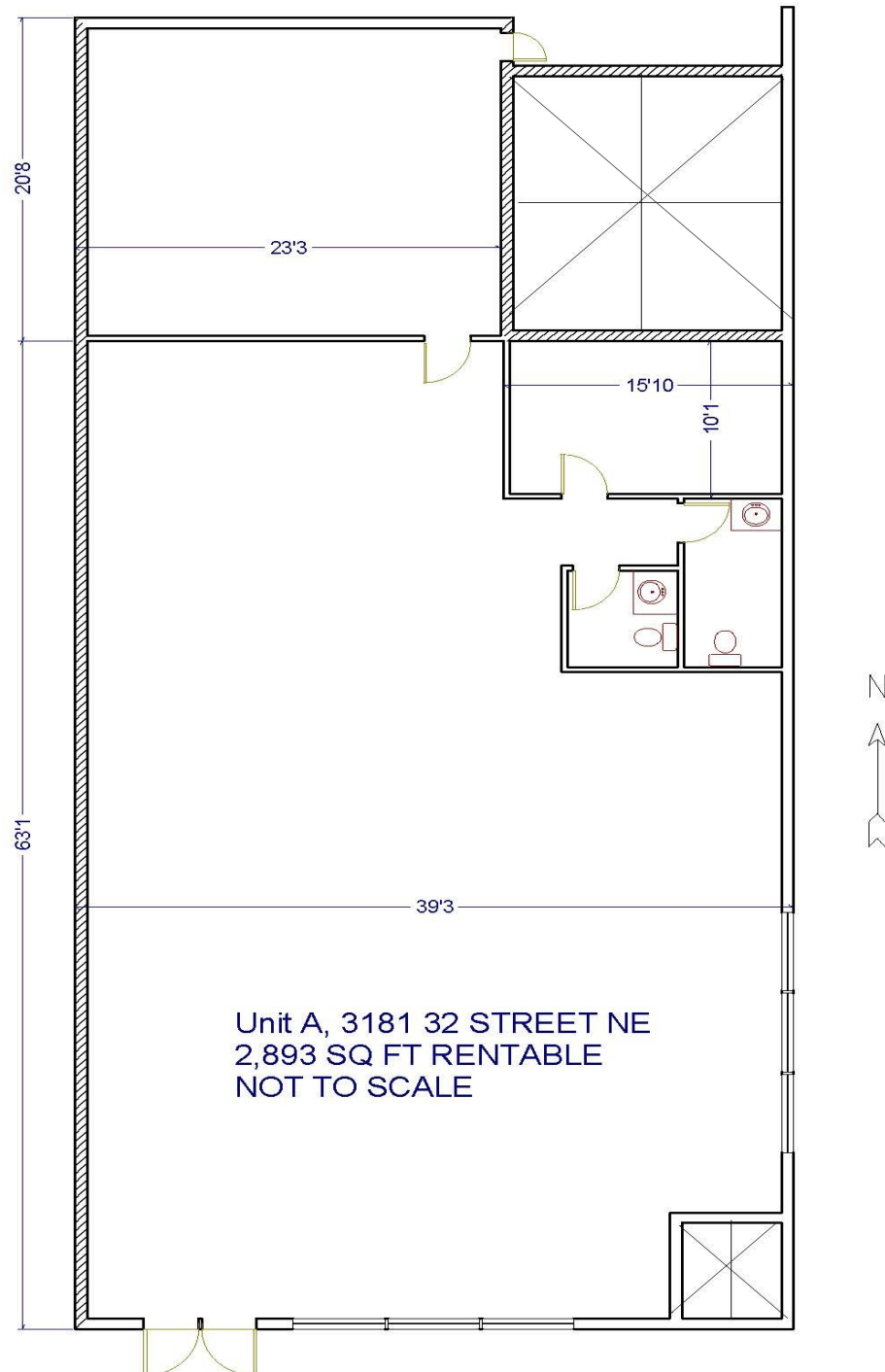
ADDRESS:	Unit A & B, 3181–32 Street NE
DESCRIPTION:	3 Tenant Retail building siding onto high traffic 32 Street NE with ample parking
SIZE OF PREMISES:	Unit A: 2,893 sq. ft. Unit B: 5,742 sq ft
ZONING	C-R1 Commercial Regional 1 (IP-2007)
AVAILABLE:	Vacant, 30 days negotiable
LEASE TERM:	5 Year term
OPTION TO RENEW:	5 year renewal option
NET RENT :	Starting at Only \$12.00 per sq ft per annum
OP COSTS :	(2020) \$7.23 per sq ft per annum
UTILITIES:	Separately metered and payable by tenant
CEILING HEIGHT:	18'5" to underside of joists
SIGNAGE:	Highly visible Fascia and pylon signage
COMMENTS:	Excellent opportunity to secure space at below market rental rates. Both bays are clean, developed and prime for a new concept. Excellent visual and signage exposure to high traffic 32 Street NE beside Costco and surrounded by National retailers. Zoning allows many discretionary uses including , fitness, retail and food service.



NOTE! information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. All information is subject to verification by the Tenant and does not form part of any future agreement. Any included drawing are for illustration purposes only and not to be relied upon for any other purpose. This property may be withdrawn from the market at anytime without further notice.

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Unit A



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Unit B

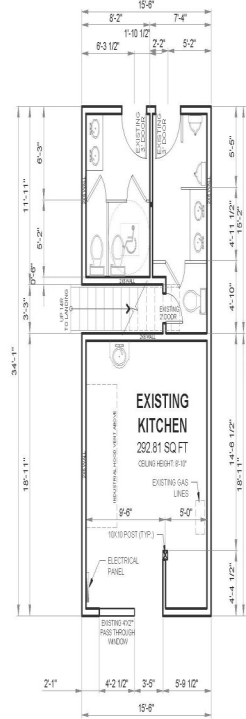
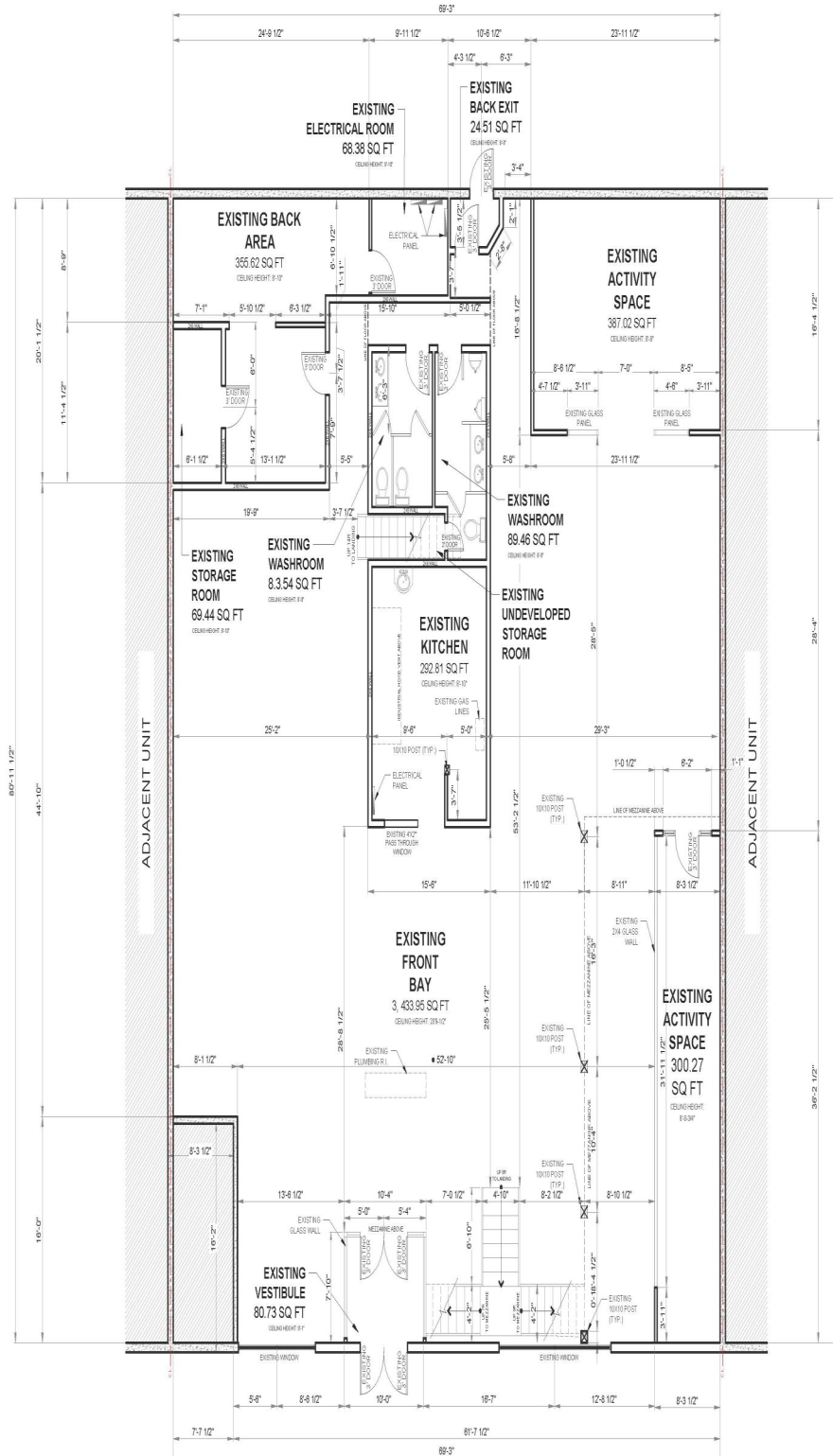


BYLAW 1P2007 (C-R1)
COMMERCIAL REGIONAL 1

DEVELOPMENT PERMIT APPLICATION
CHANGE OF USE, DISCRETIONARY
OR RELAXATION

PROPOSED DEVELOPMENT USE:
RETAIL & CONSUMER SERVICE

SCOPE OF WORK:
NO INTERIOR ALTERATIONS
NO CHANGES TO SITE



WALL LEGEND

- EXISTING WALLS
- EXISTING CONCRETE WALLS

DEVELOPMENT INFORMATION:

TOTAL MAIN FLOOR AREA:	5674.08 SF
TOTAL 2ND LEVEL AREA:	580.15 SF
OFFICE + STORAGE MEZZANINE:	724.44 SF
MEZZANINE:	6758.27 SF
TOTAL AREA:	6758.27 SF
EXISTING MAIN FLOOR GROSS USABLE AREA:	5364.68 SF
(EXCLUDING MEZZANINE, ELECTRICAL ROOM & STAIRWELL)	
EXISTING 2ND LEVEL GROSS USABLE AREA:	580.15 SF
(MEZZANINE & OFFICE)	
EXISTING TOTAL GROSS USABLE AREA:	6355.48 SF
EXISTING BUILDING HEIGHT: 2 STOREY	
BARRIER FREE DESIGN: EXISTING TOILET	

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PLAN 8411008, BLOCK 3, LOT 19

UNIT 8, 3181 32 ST NE

PM-TG3085-CU

A1 AUGUST 2018

3002' x 142'

PERMITMASTERS

EDMONTON VANCOUVER CALGARY TORONTO

ALL DIMENSIONS TO BE CONFIRMED ON SITE
PRIOR TO CONSTRUCTION.

1 EXISTING FLOOR PLAN

A1 3/32" = 1'-0"