

FOR LEASE

SUNRIDGE BUSINESS PARK

UNIT B, 3181-32 STREET NE



Highlights ...

- ✓ Below Market Rental Rate 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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Industrial, Retail, Investment Sales & Leasing

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ADDRESS: Unit B, 3181–32 Street NE

DESCRIPTION: 3 Tenant Retail building siding onto high traffic 32 Street NE with ample parking

SIZE OF PREMISES: 5,742 sq ft rentable

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 : (2019) \$6.83 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. Developed, open plan, 2 washrooms, mezzanine office and mezzanine retail area. Located on high traffic corridor beside and surrounded by National retailers. Offering direct Visual and signage exposure to 32 Street NE. Zoning allows many discretionary uses including , Fitness, retail, food service and automotive.



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 This property may be withdrawn from the market at anytime without further notice.

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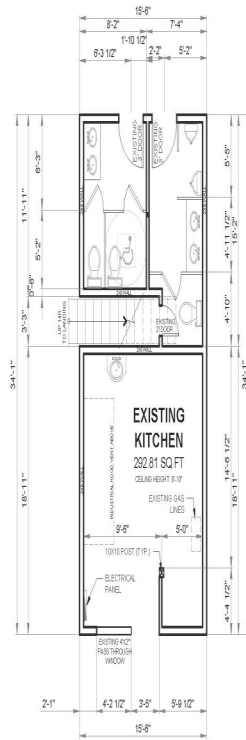
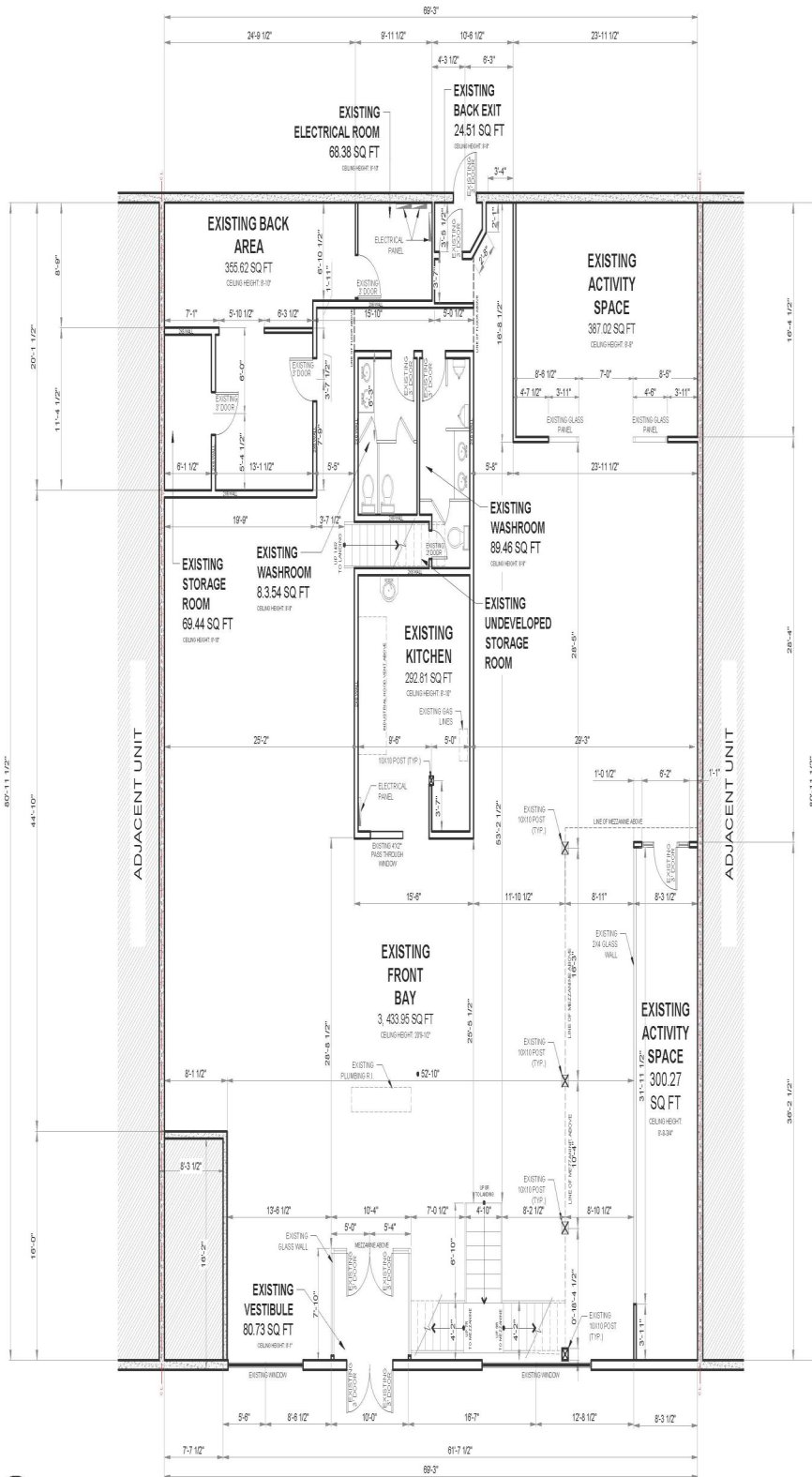


BYLAW 1P2007 (C-R1)
COMMERCIAL, REGIONAL 1

DEVELOPMENT PERMIT APPLICATION
CHANGE OF USE, DISCRETIONARY
W/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:	574.68 SF
TOTAL 2ND LEVEL AREA:	600.15 SF
OFFICE + STORAGE MEZZANINE:	600.15 SF
MEZZANINE:	723.44 SF
TOTAL AREA:	6768.27 SF
EXISTING MAIN FLOOR GROSS USABLE AREA:	5368.88 SF
(EXCLUDING MECH/ELECTRICAL ROOM STAIRWELL)	
EXISTING 2ND LEVEL GROSS USABLE AREA:	600.78 SF
(MEZZANINE OFFICE)	
EXISTING TOTAL GROSS USABLE AREA:	6556.48 SF
EXISTING BUILDING HEIGHT: 2 STOREY	
BARRIER FREE DESIGN: EXISTING TOILET	

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Project: PLAN 8411008; BLOCK 3; LOT 19

Address: UNIT 8, 3181 32 ST NE

Title: PM-TC2095-CU

Sheet: A1 Date: AUGUST 2019

Scale: (AS SHOWN) 3/32" = 1'-0"

1 EXISTING FLOOR PLAN
A1 3/32" = 1'-0"

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

