



ENGELS BUILDING

4709 - 14th Street NE

“Close proximity to the Airport,
McKnight Blvd, Deerfoot Trail and 32 Ave NE.

SITE INFORMATION

Leasing District : *Calgary North East*

Zoning : *Industrial Commercial*

Nearest Interchange : *McKnight Blvd*

UTILITES

Gas : *Tenant - Metered*

Electrical : *Tenant - Metered*

Water : *Tenant - Metered*

Sewer : *T.B.D.*

LEASING INFORMATION

Asking Rate : *N/A*

Operating Costs : *(Est) \$5.59*

Term : *3-5 Years*

Electrical Common : *T.B.D.*

Tenant Improvement Allowance : *T.B.D.*

CONTACT US

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BUILDING INFORMATION

Total Building (Sq. Ft.) : 27,828

Number of Buildings : 1

Year Built : 1974

Number of Floors : 1

Number of Bays : 9

Warehouse Area : *Per Bay*

Office Area : *Per Bay*

Ceiling Height : 18'

Roof : *Vinyl and Steel Q-Deck*

Fenced Yard : *Only Bay 9*

Gate : *Only Bay 9*

Loading Dock : *Bays 2-8*

Drive-in Bays : *Bays 1 and 9*

OH Door size : 14'

Parking Stalls : 30

Heating : *Natural Gas*

Drainage : *Storm and Sanitary*

Electrical

- Building Total AMPS :

*4 meters with 200A each
and 1 meter with 10A*

- per Bay AMPS :

100 Amps



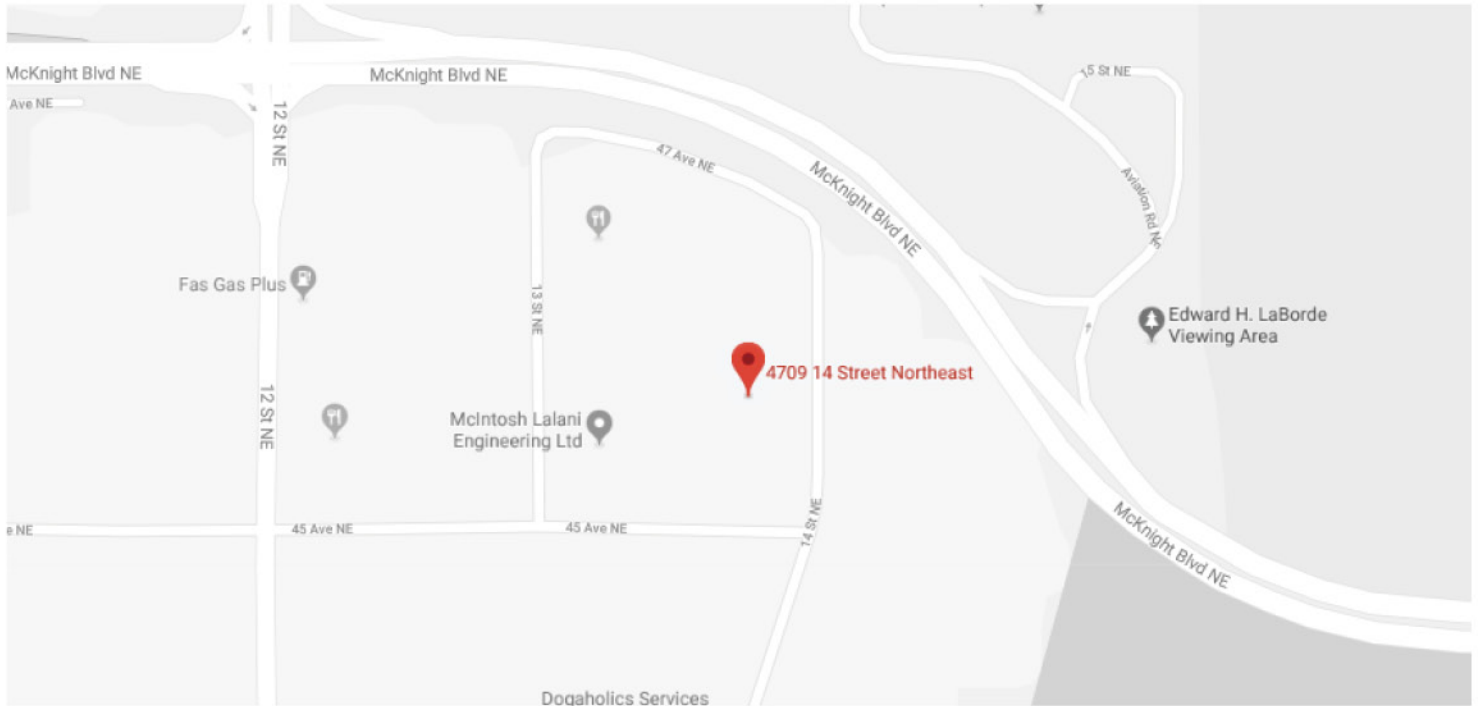
Safeway Holdings (Alberta) Ltd.

#450, 707 - 7th Avenue SW, Calgary, AB T2P 3H6

www.safewayholdings.ca

LOCATION

4709 - 14th Street NE



OUTSIDE VIEW



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