

BESTVIEW BUILDING

4261 - 23 Street NE

SITE INFORMATION

Leasing District : *Calgary North East*
Zoning : *Industrial Commercial*
Nearest Interchange :
Deerfoot & McKnight

UTILITES

Gas : *Tenant - Metered*
Electrical : *Tenant - Metered*
Water : *6" Main & 2" supply*
Sewer : *T.B.D.*

LEASING INFORMATION

Asking Rate : *N/A*
Operating Costs : *(Est) \$6.47 per Sq. Ft.*
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.) : *13,962*
Number of Buildings : *1*
Year Built : *1979*
Number of Floors : *1*
Number of Bays : *8*
Warehouse Area : *Per Bay*
Office Area : *Per Bay*
Ceiling Height : *Warehouse: 22 feet*
Roof : *TPO, Steel Q-Deck*
Fenced Yard : *No - alley only*
Gate : *No*
Loading Dock : *No*
Drive-in Bays : *8*
OH Door size : *Bay 1: 10' x 12'; Bay 2-8: 10' x 10'*
Parking Stalls : *25*
Heating : *Natural Gas*
Drainage : *Storm and Sanitary*
Electrical
- Building Total AMPS : *400 amps*
- per Bay AMPS :
200 - 100 & 60 Amps

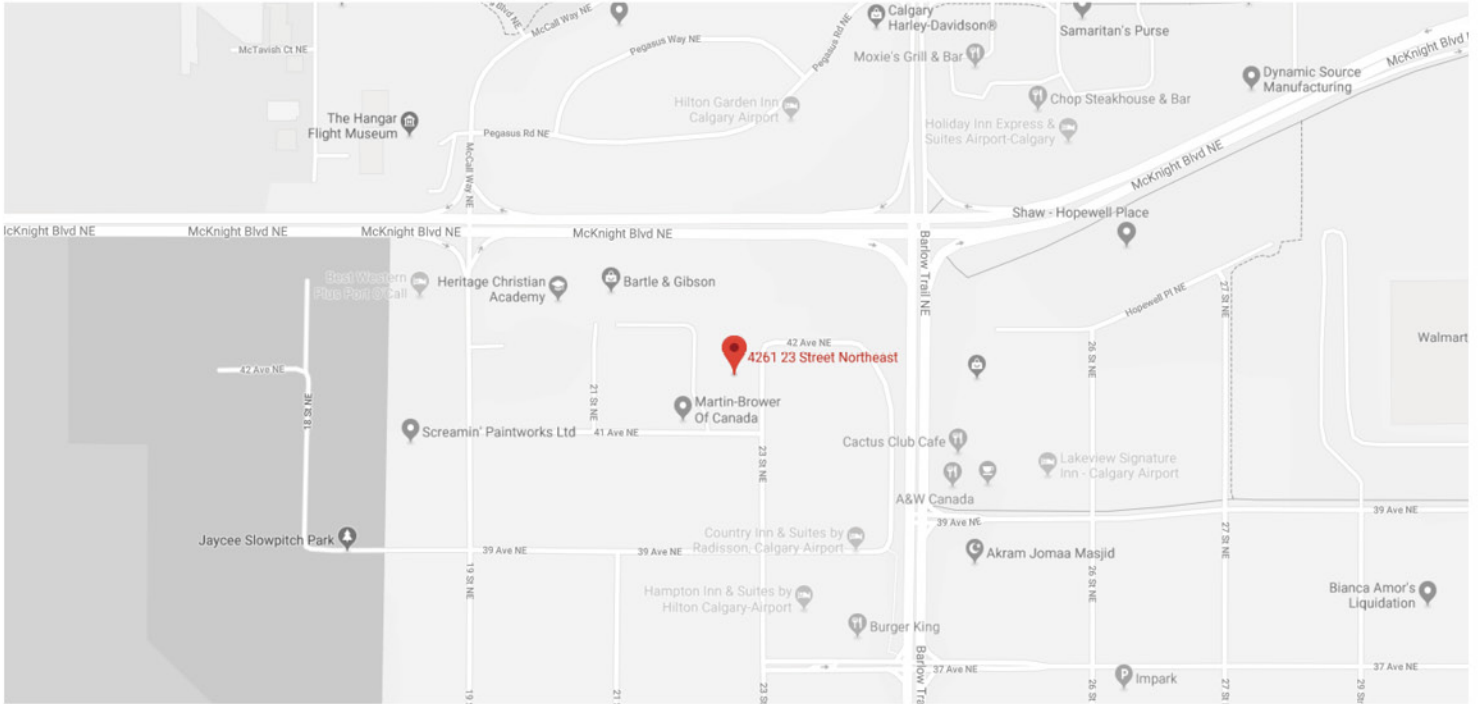


Safeway Holdings (Alberta) Ltd.

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LOCATION

4261 - 23 Street NE



OUTSIDE VIEW

