

# FOOTHILLS PLAZA

3716 - 61 Avenue SE

“Excellent SE location. Retail and or service oriented business. Great location for a distillery with a patio for service in summers.

## SITE INFORMATION

Leasing District : *Calgary South East*  
Zoning : *Retail/Industrial/Commercial*  
Nearest Interchange :  
*61 Ave and Barlow Trail*

## UTILITES

Gas : *Tenant - Metered*  
Electrical : *Tenant - Metered*  
Water : *Tenant - Metered*  
Sewer : *Ops Costs*

## LEASING INFORMATION

Asking Rate : *N/A*  
Operating Costs : *(Est.) \$9.63 per Sq. Ft.*  
Term : *3-5 Years*  
Tenant Improvement Allowance : *N/A*

## CONTACT US

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## BUILDING INFORMATION

Total Building (Sq. Ft.) : *22,018*  
Number of Buildings : *2*  
Year Built : *1977*  
Number of Floors : *1*  
Number of Bays :  
*Retails spaced in two buidlings - 15*  
Warehouse Area : *Per Bay*  
Office Area : *Per Bay*  
Ceiling Height :  
*10' 10" to beam - Beam to roof additional 4"*  
Roof : *Tar and gravel with wood deck*  
Fenced Yard : *No*  
Gate : *No*  
Loading Dock : *No*  
Drive-in Bays : *No*  
OH Door size : *No*  
Parking Stalls : *162 stalls*  
Heating : *Natural Gas*  
Drainage : *Storm and Sanitary*  
Electrical  
- Building Total AMPS :  
*2000 North Bldg.  
1000 East Bldg.*  
- per Bay AMPS : *Varies*

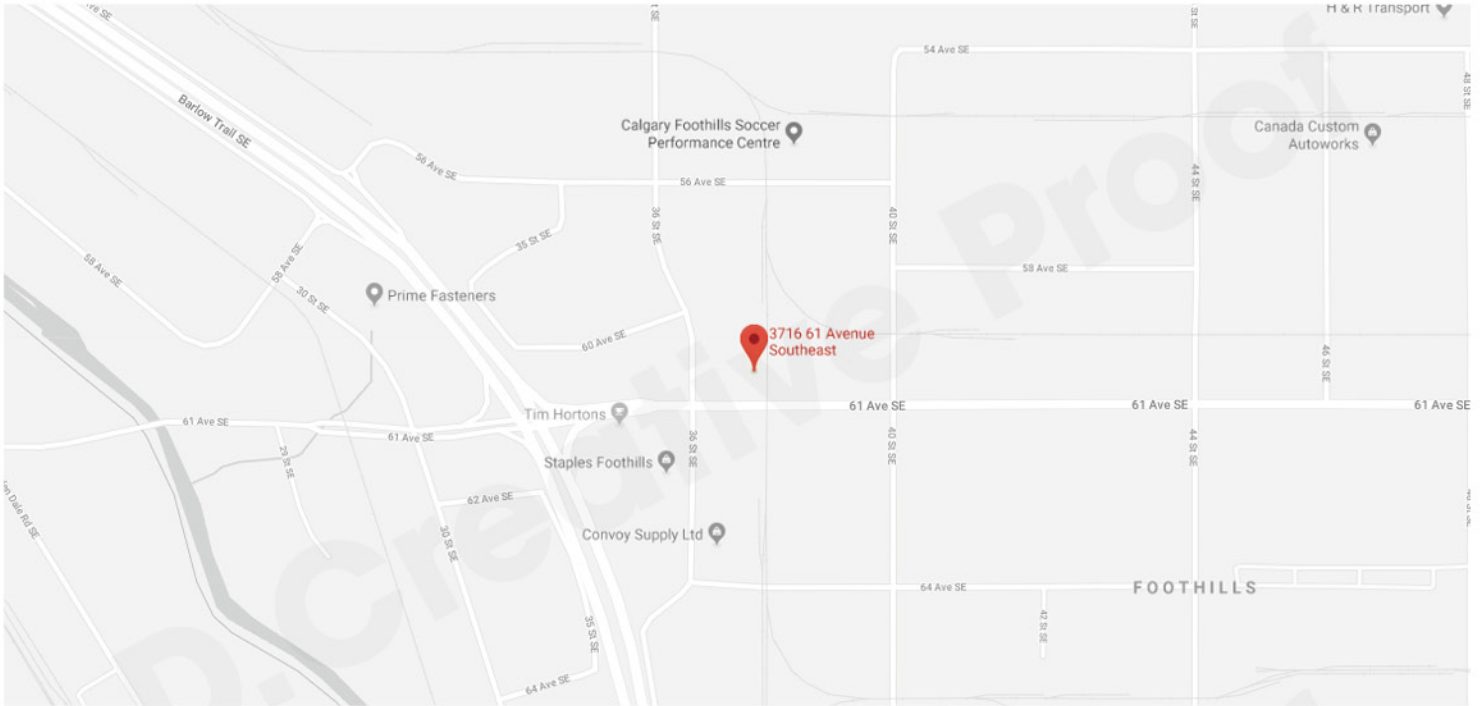


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## LOCATION

3716 - 61 Avenue SE



## OUTSIDE VIEW

