



Calgary SMI Commercial Real Estate Limited
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Contact:

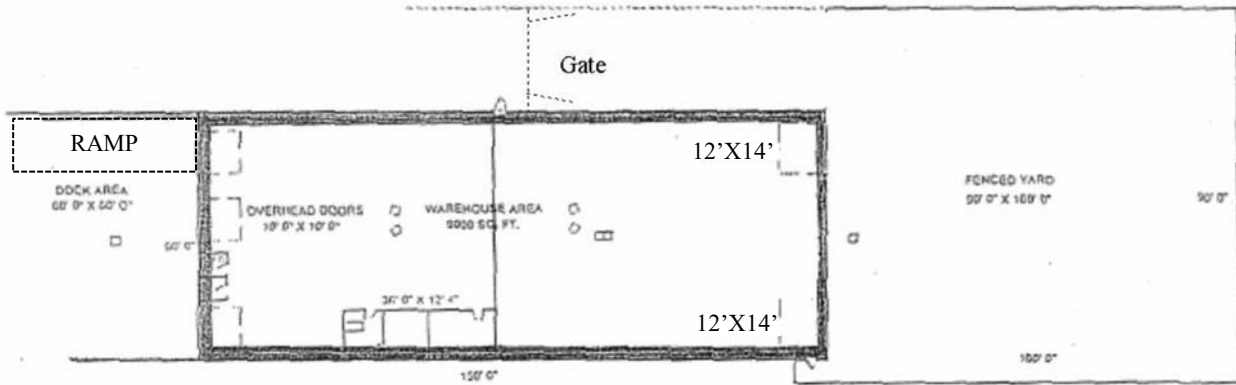
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Shop/Warehouse Sub-Lease



945B – 48 Avenue SE

- **9,000 s.f.**
- 2 - 12'wX14'h Drive-in doors
- 1 - 12'X12' ramped Drive-in door
- 2 - 10'X10' Dock door
- Exhaust / Make-up-air system
- Electrical power TBD
- I-G zoning
- **Sublease to Sept. 2026 or new lease**
- **\$15.00 Net Rent**
- **\$5.52 Op. Cost** (2024 budget)



All measurements provided by outside sources and subject to confirmation. Drawing not to scale

Click or type for **YouTube** Virtual tour:
<https://youtu.be/e3KviqqMVc0>

