



Calgary SMI Commercial Real Estate Limited
#1636, 246 Stewart Green SW
Calgary, Alberta, T2P 2T3

www.smicommercial.com

Contact:

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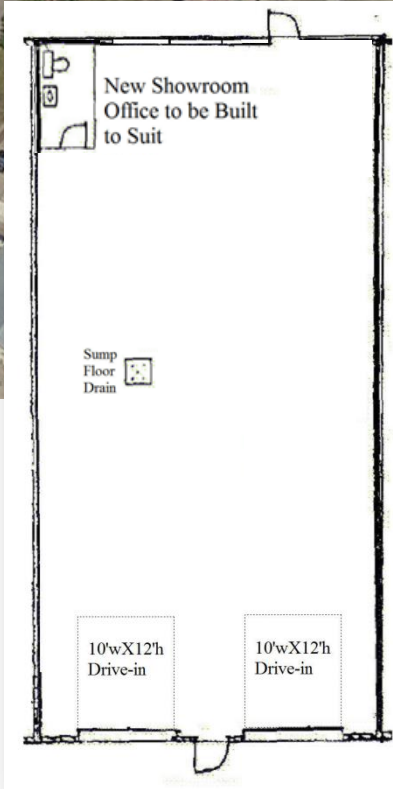
Showroom & Shop Lease

113 – 42nd Avenue S.W.

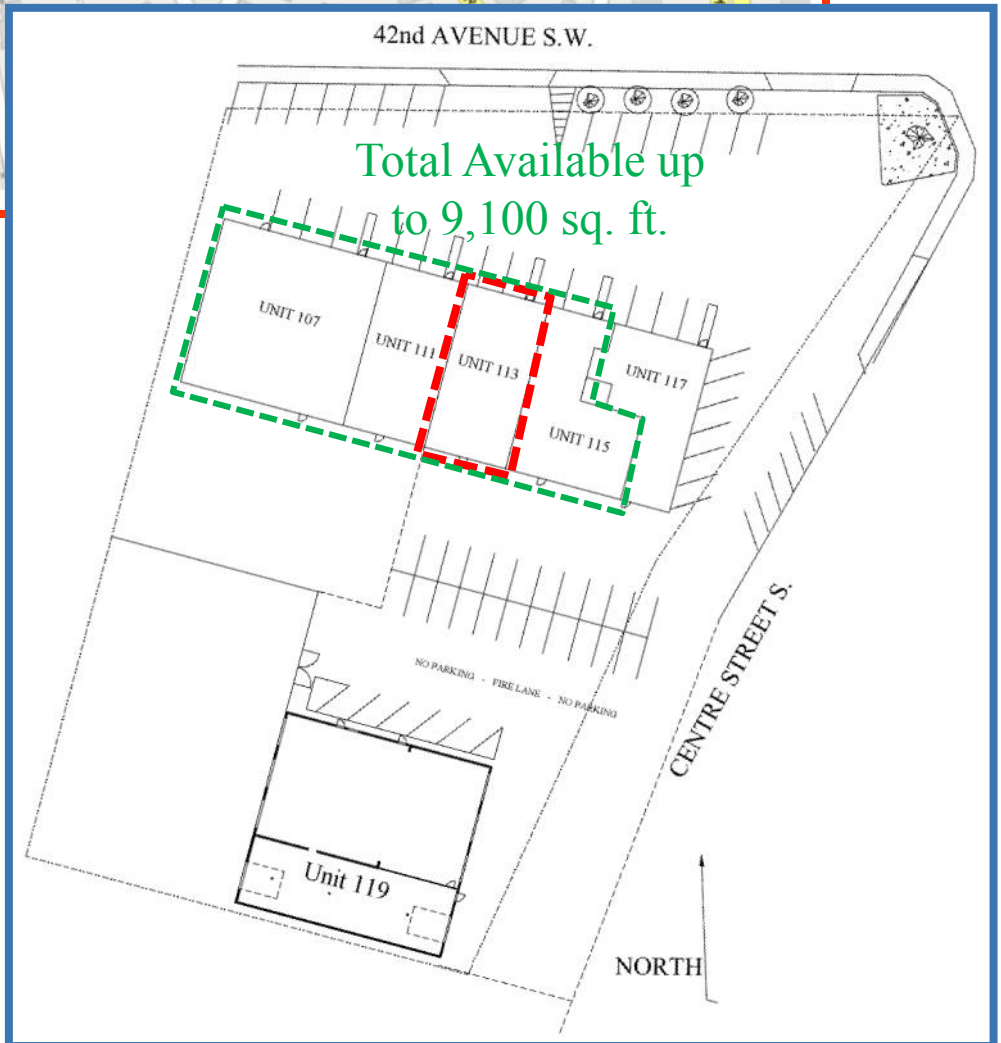
1,800 s.f.

- 2 - OH Drive-in doors
- Ample parking
- I-G Industrial General zoning
- Additional 1,800, 3,600 sq. ft. avail. adjacent for total of 5,400, 7,200 or **9,100 sq. ft.**
- Automotive accessory only
** no service
- High profile 42nd Avenue exposure
- 42nd Avenue pylon signage available (at cost)
- ½ block from C-Train & Macleod Trail

\$18.00 Net Rent
\$6.94 Op. Cost
(2020 budget)



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