

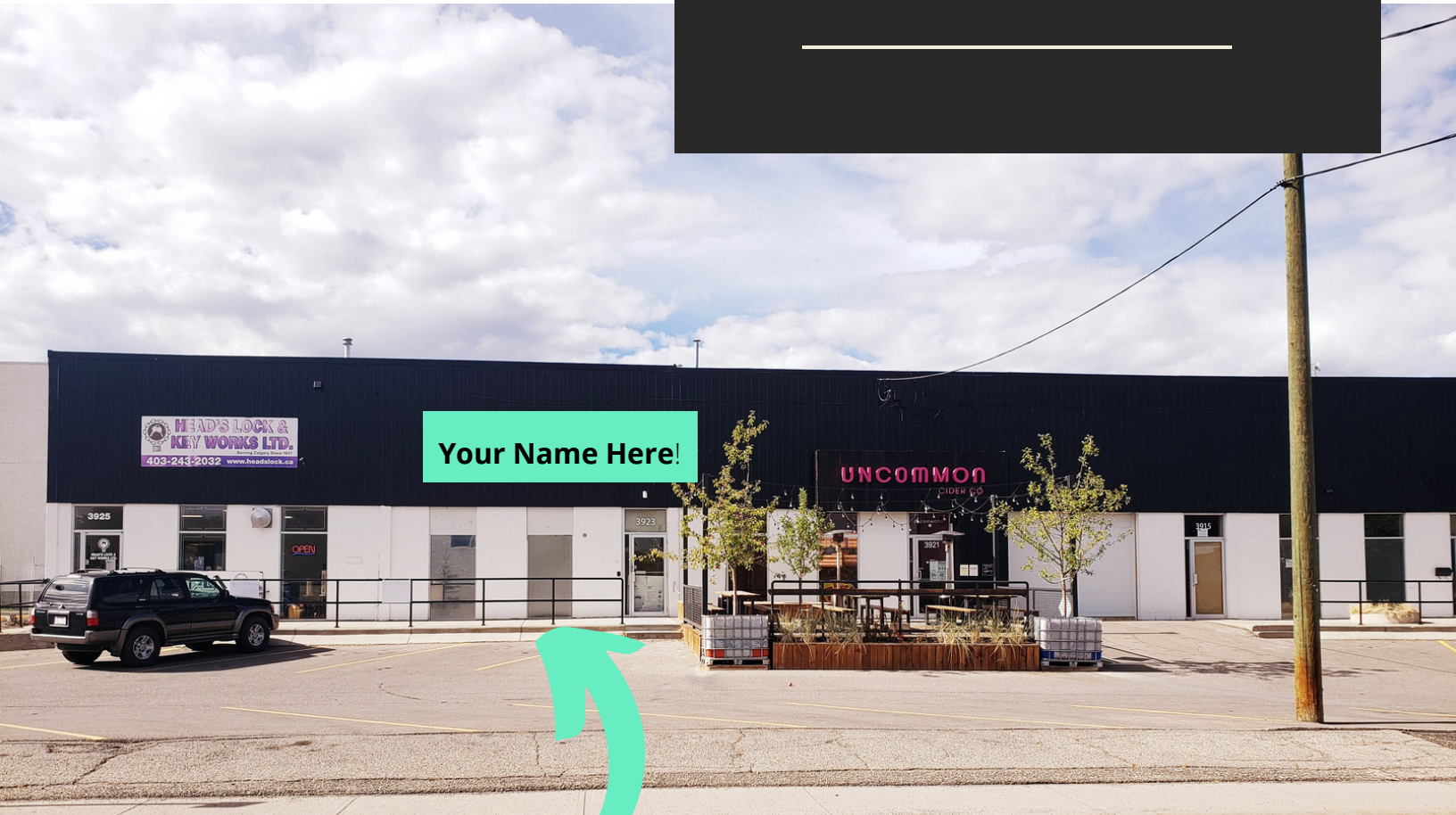
Scout

Real Estate Ltd

3923 MANCHESTER ROAD SE

2,374 SF

INDUSTRIAL SPACE FOR LEASE



FEATURES

- ONE DRIVE IN LOADING DOOR
- CENTRAL LOCATION WITH QUICK ACCESS TO MACLEOD, BLACKFOOT, GLENMORE AND DOWNTOWN
- 2 MINUTE WALK TO 39TH AVENUE C-TRAIN STATION
- REAR BUILDING SIGNAGE DIRECTLY FACING THE C-TRAIN LINE FOR EXCEPTIONAL VISIBILITY
- BONUS MEZZANINE STORAGE OF 694 SF

Lori Suba
President & Broker
(403) 850-4248
lsuba@scoutrealestate.ca

Laurae Spindler (*Primary Contact)
Vice President & Associate
(403) 471-4871
lspindler@scoutrealestate.ca

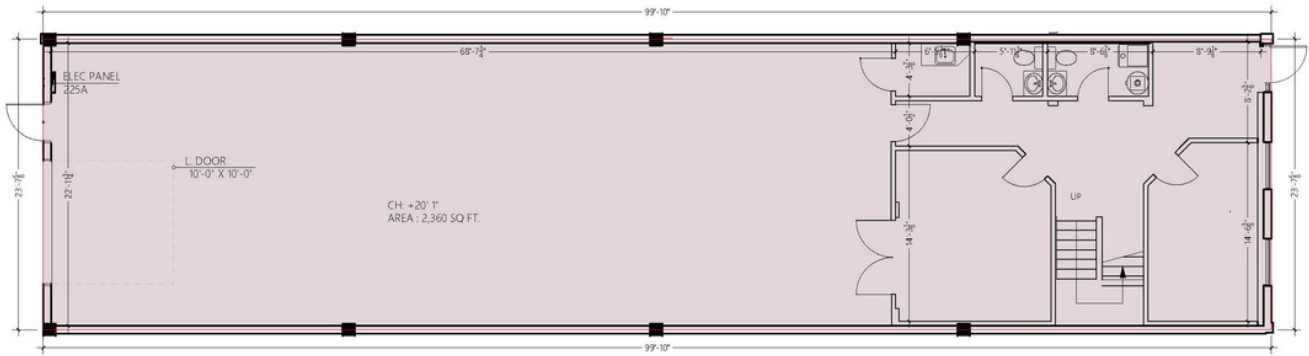
Eve Renaud
Retail Advisor & Associate
(403) 612-0143
erenaud@scoutrealestate.ca

SCOUTREALESTATE.CA

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

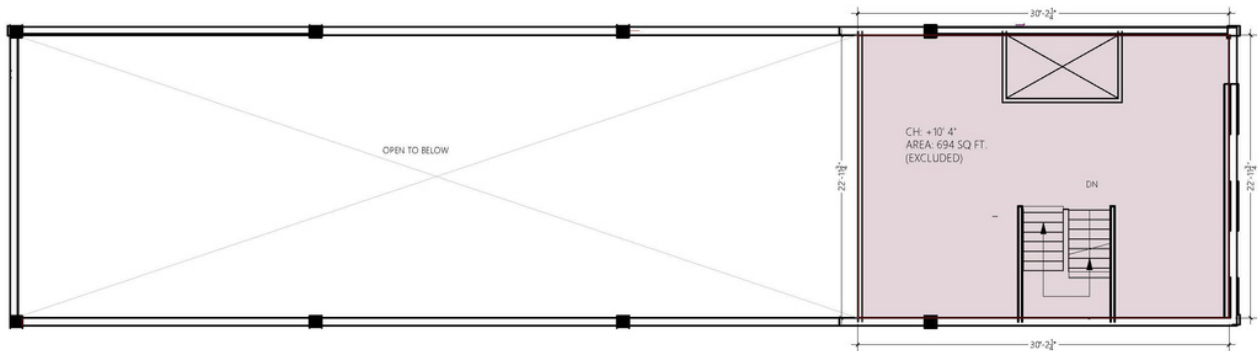
PROPERTY INFORMATION

AVAILABLE:	DECEMBER 1, 2021
SIZE:	2,374 SF
CLEAR CEILING HEIGHT:	20' 1"
TERM:	5 - 10 YEARS
RENT:	\$11.00 PSF
ADDITIONAL RENT:	\$6.21 PSF (2021 ESTIMATE) + 5% MANAGEMENT FEE
LOADING:	ONE (1) DRIVE IN DOOR (10' X 10')
POWER:	100 AMP @ 120/208 VOLT (TBV)
PARKING:	AMPLE SURFACE, ANGLED DOUBLE ROW, UNRESERVED
ZONING:	I-G (INDUSTRIAL - GENERAL)



1 MAIN LEVEL

Scale: 1/8"=1'



2 MEZZANINE

Scale: 1/8"=1'

Lori Suba
 President & Broker
 (403) 850-4248
 lsuba@scoutrealestate.ca

Laurae Spindler (*Primary Contact)
 Vice President & Associate
 (403)471-4871
 lspindler@scoutrealestate.ca

Eve Renaud
 Retail Advisor & Associate
 (403)612-0143
 erenaud@scoutrealestate.ca

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.



DEMOGRAPHICS WITHIN 3 KM

- POPULATION 60,269
- HOUSEHOLD INCOME \$176,686
- HOUSEHOLDS 33,598
- MEDIAN AGE 36.9



Lori Suba
President & Broker
(403) 850-4248
lsuba@scoutrealestate.ca

Laurae Spindler (*Primary Contact)
Vice President & Associate
(403)471-4871
lspindler@scoutrealestate.ca

Eve Renaud
Retail Advisor & Associate
(403)612-0143
erenaud@scoutrealestate.ca