

Scout

Real Estate Ltd

INDUSTRIAL FOR LEASE

4027 - 7 STREET SE
UNIT 115 & UNIT 107

UNIT 115 - 7,015 SF
UNIT 107 - 5,525 SF
CAN BE COMBINED FOR
UP TO 12,540 SF

**NET RENT
STARTING AT
\$5.50 PSF**



FEATURES

- 4 DOCK LOADING DOORS (1 WITH SHARED ACCESS FOR 53' TRAILERS)
- CENTRAL LOCATION
- AMPLE NATURAL LIGHT
- ONE RENOVATED WASHROOM
- SPRINKLERED BUILDING (CAPACITY TBV)
- LED LIGHTING

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SCOUTREALESTATE.CA

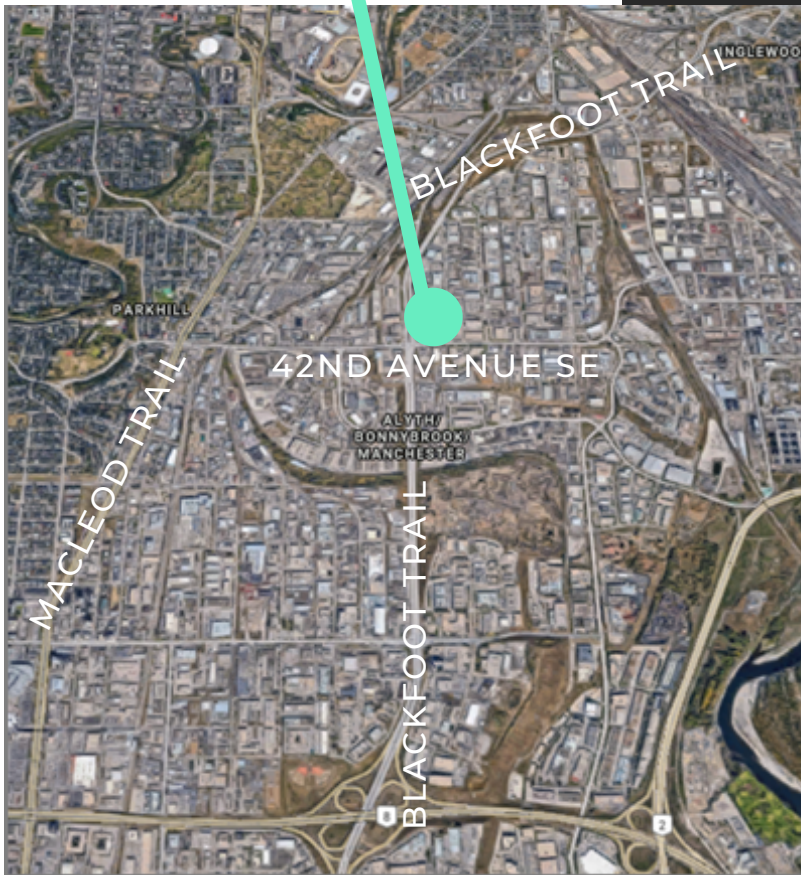
Lori Suba
President & Broker
403-850-4248
lsuba@scoutrealestate.ca

Laurae Spindler
Vice President & Associate
403-471-4871
lspindler@scoutrealestate.ca

PROPERTY INFORMATION

CEILING HEIGHT: 19'
TERM: FLEXIBLE, UP TO 10 YEARS
RENT: STARTING AT \$5.50 PSF (AS-IS)
ADDITIONAL RENT: \$6.99 PSF (2021 EST. - INCLUDES ALL UTILITIES)
POWER: 200 AMP @ 120/208 VOLT
PARKING: UNRESERVED SURFACE
ZONING: I-C (INDUSTRIAL - COMMERCIAL)

PROPERTY LOCATION



UNIT 115

SIZE: 7,015 SF
AVAILABLE: 45 DAY NOTICE
LOADING: 3 DOCK DOORS (8' X 10')
- 1 DOCK DOOR CAN ACCOMMODATE 53' TRAILERS WITH SHARED ACCESS

UNIT 107

SIZE: 5,525 SF
AVAILABLE: FEBRUARY 1, 2022
LOADING: 2 DOCK DOORS (8' X 10')
- 1 DOCK DOOR CAN ACCOMMODATE 53' TRAILERS WITH SHARED ACCESS

NEARBY AMENITIES

- COCO BROOKS HIGHFIELD
- CIRCLE K
- SHELL
- LEGEND 7 BREWING
- FRATELLO COFFEE

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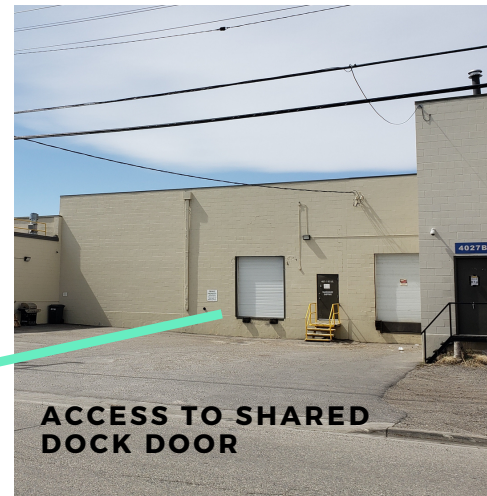
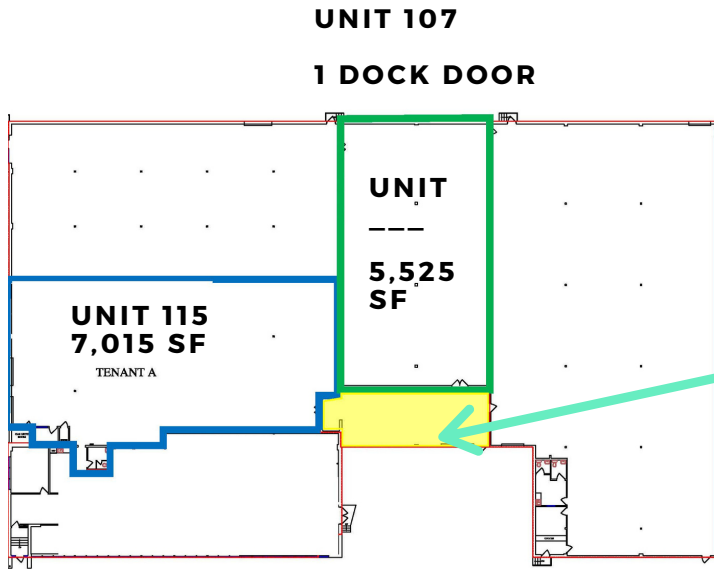
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UNIT 115 & UNIT 107

7,015 SF & 5,525 SF



FLOOR PLAN

**UNIT 115
2 DOCK DOORS**



COMMON AREA IN YELLOW

**UNITS CAN BE COMBINED
FOR UP TO 12,540 SF**

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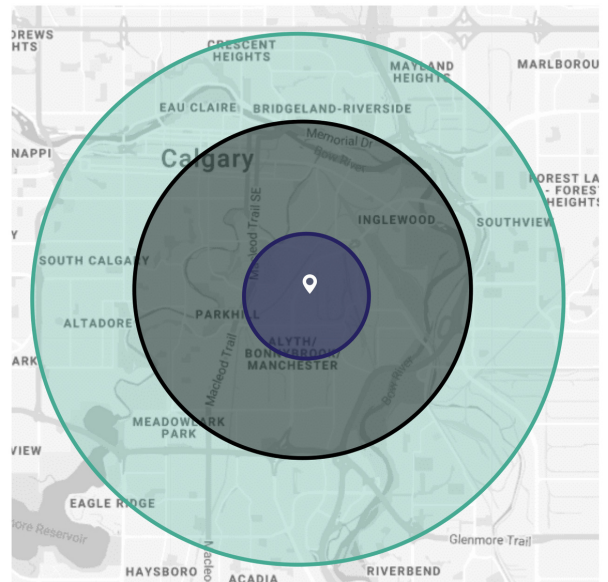
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4027 - 7 STREET SE
UNIT 115 & UNIT 107

7,015 SF & 5,525 SF

DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	729	36,182	162,142
Daytime Population	Sum	11,309	130,325	463,213
Total Households	Sum	382	19,350	82,156

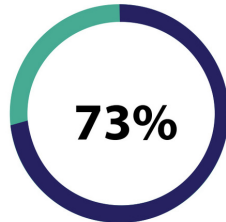


1 km Radius 3 km Radius 5 km Radius



36
years old

Median age



Employment Rate
within 1 km radius



\$114,643

Median household
income



Primary age
group suitability
22 - 37
year olds



Area has **AVERAGE**
number of people
visiting or working
during the day

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