

# FLEX OFFICE/WAREHOUSE

EXCEPTIONAL EXPOSURE TO BLACKFOOT TRAIL

3,516 - 10,488 SF MAIN FLOOR OFFICE/WAREHOUSE AVAILABLE **FOR LEASE**

BUILDING AVAILABLE **FOR SALE**

6420 - 6A STREET SE CALGARY, ALBERTA



**Scout**  
Real Estate Ltd

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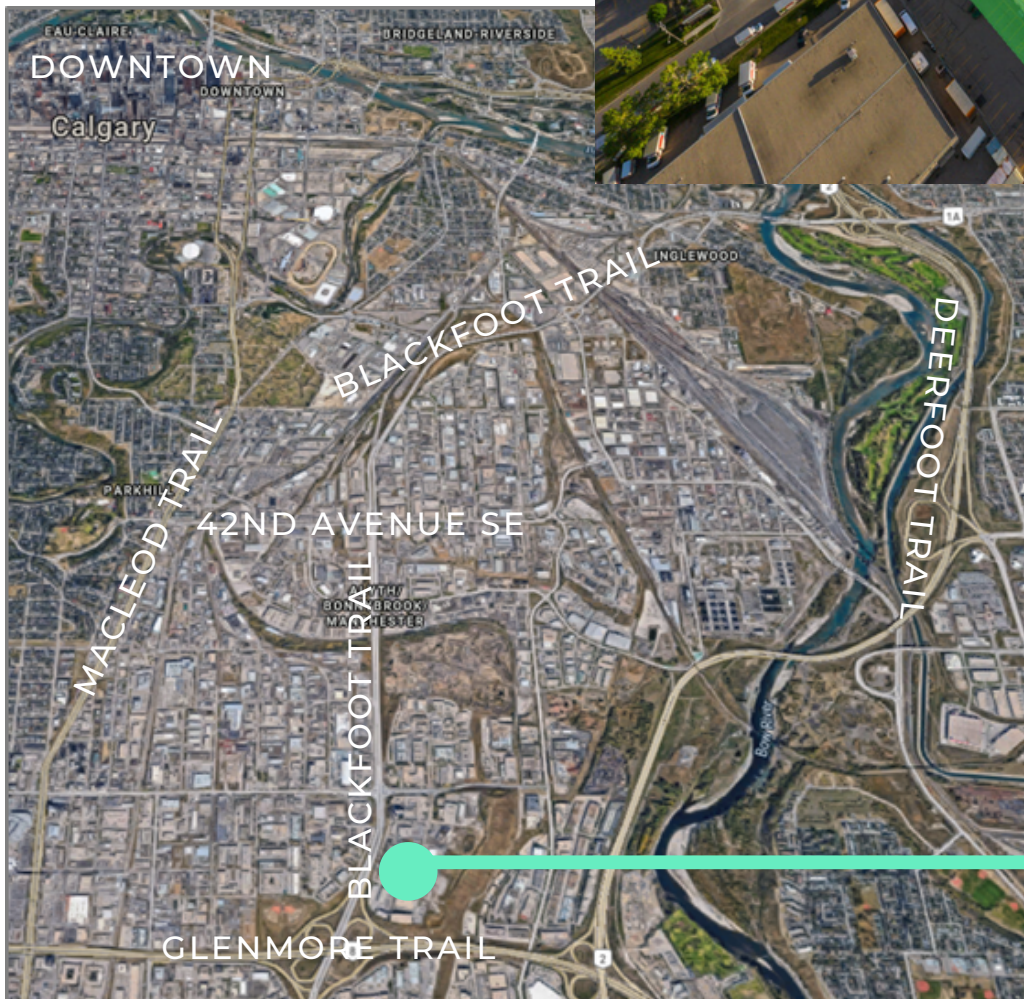
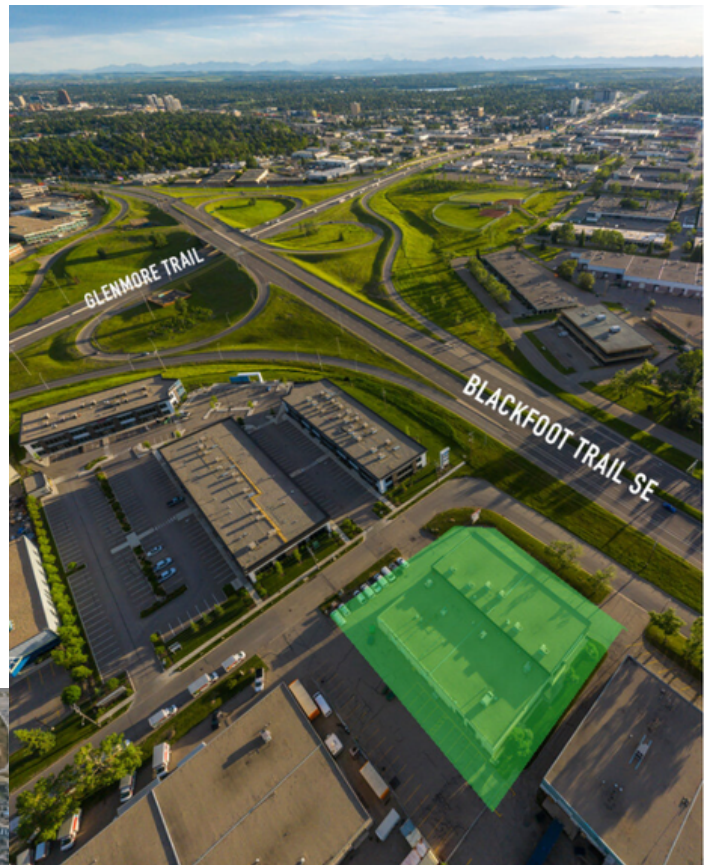
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# 6420 - 6A STREET SE

## FEATURES

- EXCEPTIONAL EXPOSURE TO BLACKFOOT TRAIL
- EXCELLENT CURB APPEAL WITH RECENT INVESTMENT IN EXTERIOR UPGRADES
- FIBRE OPTICS AVAILABLE
- PARKING RATIO OF 1 PER +/- 500 SF
- FACADE AND PYLON SIGNAGE AVAILABLE
- BUILDING POWER OF 600 AMP @ 120/208 VOLT, 3 PHASE
- IMMEDIATE PROXIMITY TO AMENITIES (HOTEL BLACKFOOT, DEERFOOT MEADOWS, CHINOOK)
- 10 MINUTES TO DOWNTOWN



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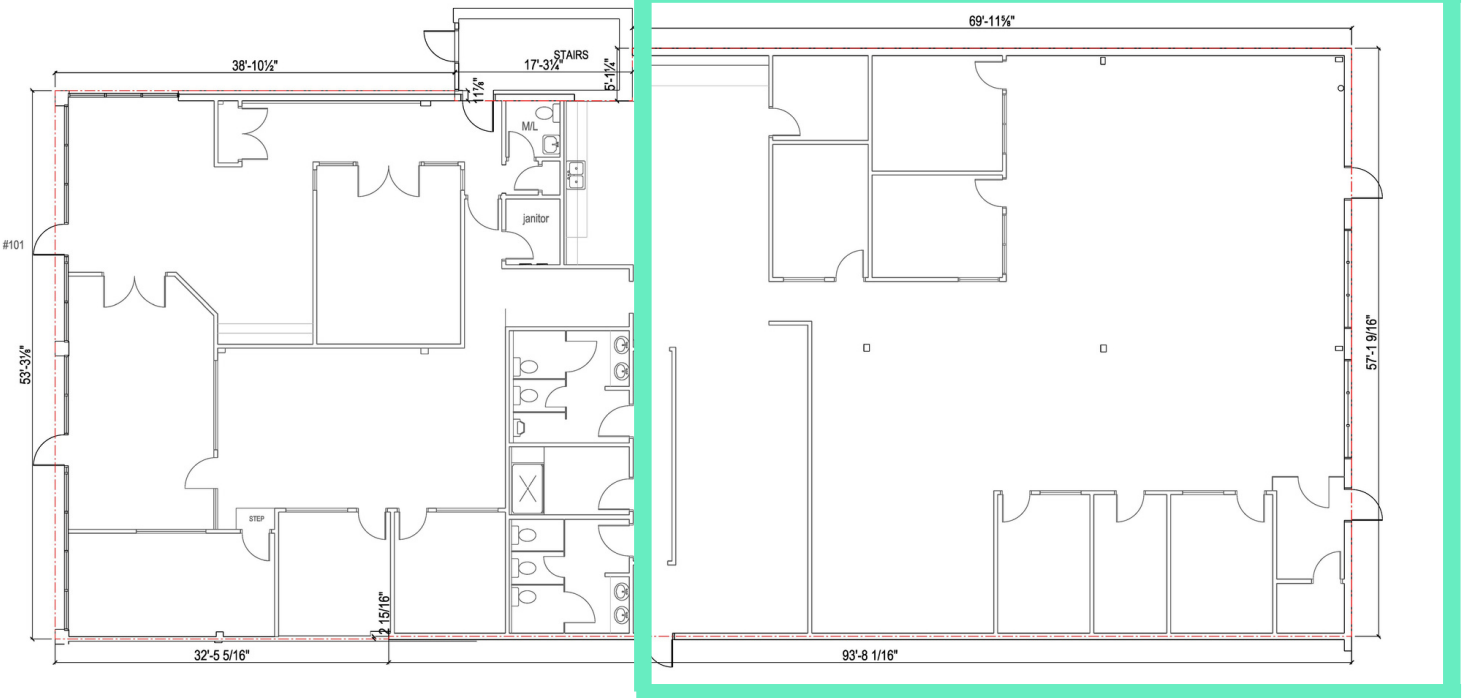
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# UNIT 101 - FOR LEASE



**SIZE:** 6,972 SF  
 (CAN BE COMBINED WITH UNIT 106 FOR A TOTAL OF 10,488 SF)  
**AVAILABLE:** 30 DAY NOTICE  
**CEILING HEIGHT:** 19'  
**RENT:** MARKET  
**ADDITIONAL RENT:** \$7.96 PSF (2021 EST.)  
**POWER:** TBV (BUILDING HAS 600 AMP @ 120/208 VOLT, 3 PHASE)  
**PARKING:** UNRESERVED SURFACE  
**ZONING:** I-G (INDUSTRIAL - GENERAL) WITH OFFICE AS APPROVED USE ON FILE WITH CITY

REAR OPEN-PLAN OFFICE AREA OUTLINED BELOW CAN BE REMOVED AND REAR GLAZING CAN BE CONVERTED BACK TO DRIVE-IN LOADING DOORS FOR TRADITIONAL WAREHOUSE APPLICATION (TWO DOORS OF 10' X 14')



VEYED BY: <b>MB</b>	SURVEY DATE: <b>2019-FEB-21</b>	CHECKED BY: <b>JS</b>	CHECK DATE: <b>2019-FEB-27</b>	<b>UNIT # 101</b> <b>6420 6A ST SE</b> <b>CALGARY, AB</b>		 ASBUILT.CA <b>+1 403 830 5591</b>
CEILING HEIGHT: <b>19' - 6"</b>		CLEAR CEILING HEIGHT: <b>18' - 2"</b>		MEASUREMENT STANDARD <b>ANSI/BOMA Z65.2-2012 METHOD A</b>	SCALE: <b>5/32"=1'-0" (ARCH C)</b>	
OCCUPANT AREA: <b>6964.8 SQ FT</b>		RENTABLE AREA: <b>--</b>				

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# UNIT 106 - FOR LEASE



SIZE: 3,516 SF (APPROX. 50% OFFICE)  
(CAN BE COMBINED WITH UNIT 101 FOR A TOTAL OF 10,488 SF)

LOADING: 1 DRIVE-IN DOOR (10' X 14')

AVAILABLE: 30 DAY NOTICE

CEILING HEIGHT: 19'

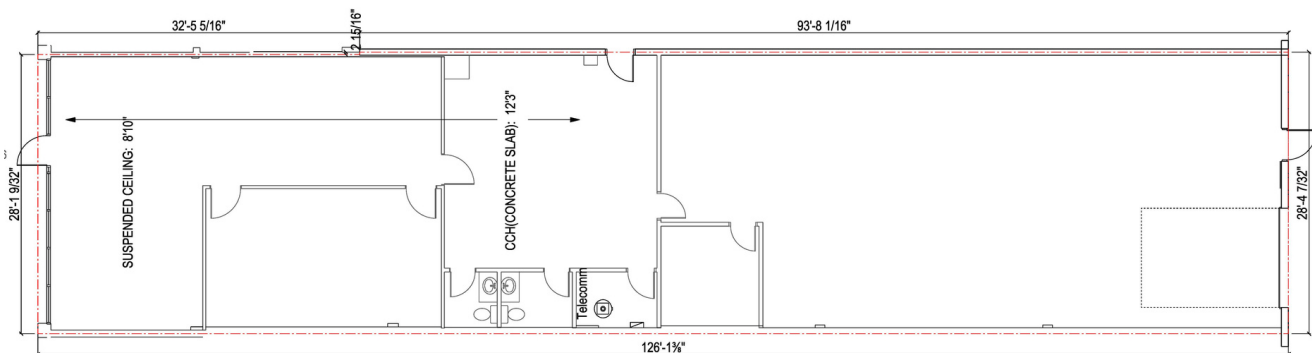
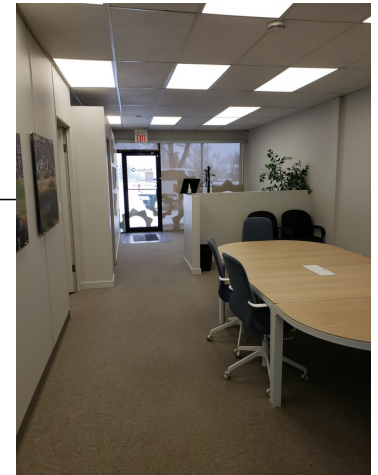
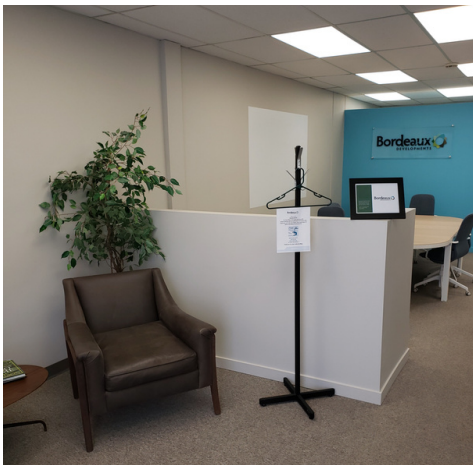
RENT: MARKET

ADDITIONAL RENT: \$7.96 PSF (2021 EST.)

POWER: TBV (BUILDING HAS 600 AMP @ 120/208 VOLT, 3 PHASE)

PARKING: UNRESERVED SURFACE

ZONING: I-G (INDUSTRIAL - GENERAL) WITH GENERAL LIGHT INDUSTRIAL AS APPROVED USE ON FILE WITH CITY



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# BUILDING FOR SALE

**BUILDING SIZE:** +/- 25,946 SF  
**SITE SIZE:** 1.17 ACRES  
**LOADING:** 3 DRIVE-IN DOOR (10' X 14') DOORS  
 2 REAR GLASS PANELS CAN BE CONVERTED BACK TO 2 ADDITIONAL DRIVE IN DOORS FOR A TOTAL OF 5 DOORS  
**DISTRICT:** BURNS INDUSTRIAL  
**CEILING HEIGHT:** 19'  
**PROPERTY TAXES:** \$93,000 (2021 - EST.)  
**PRICE:** MARKET  
**POWER:** TBV (BUILDING HAS 600 AMP @ 120/208 VOLT, 3 PHASE)  
**PARKING:** 54 STALLS  
**ZONING:** I-G (INDUSTRIAL - GENERAL) WITH GENERAL LIGHT INDUSTRIAL AND OFFICE USES AS APPROVED USES ON FILE WITH CITY  
**LEGAL DESCRIPTION:** PLAN 1310, BLK 1, LOT 4



## UNITS

**MAIN FLOOR FLEX OFFICE/WAREHOUSE**

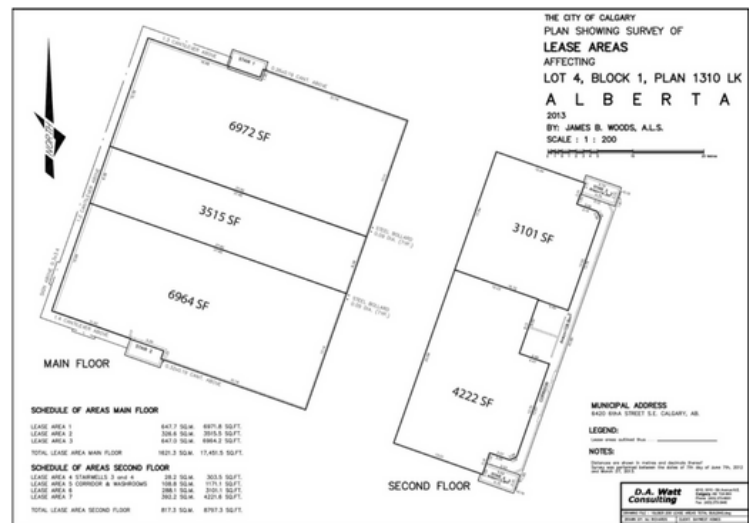
**RENTABLE AREAS:**

UNIT 101: 6,972 SF  
 UNIT 106: 3,516 SF  
 UNIT 110: 6,964 SF

**SECOND FLOOR OFFICE RENTABLE AREA:**  
 8,494 SF

## BUILDING

**TOTAL RENTABLE AREA:** 25,946 SF



\*PLAN SHOWS USEABLE AREAS

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