

Scout

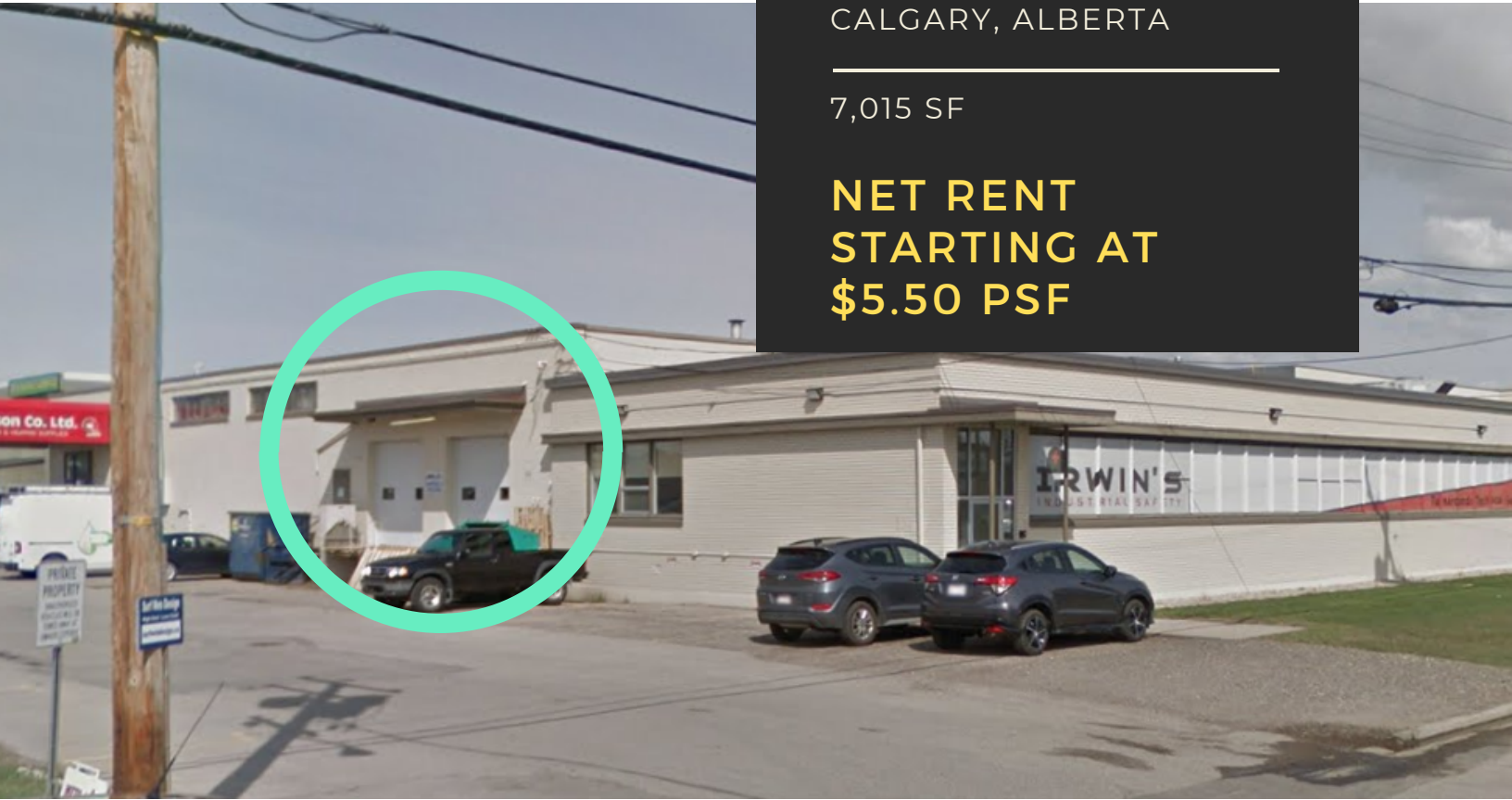
Real Estate Ltd

INDUSTRIAL FOR LEASE

4027 - 7 STREET SE
UNIT 115
CALGARY, ALBERTA

7,015 SF

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



FEATURES

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

SCOUT REAL ESTATE LTD.
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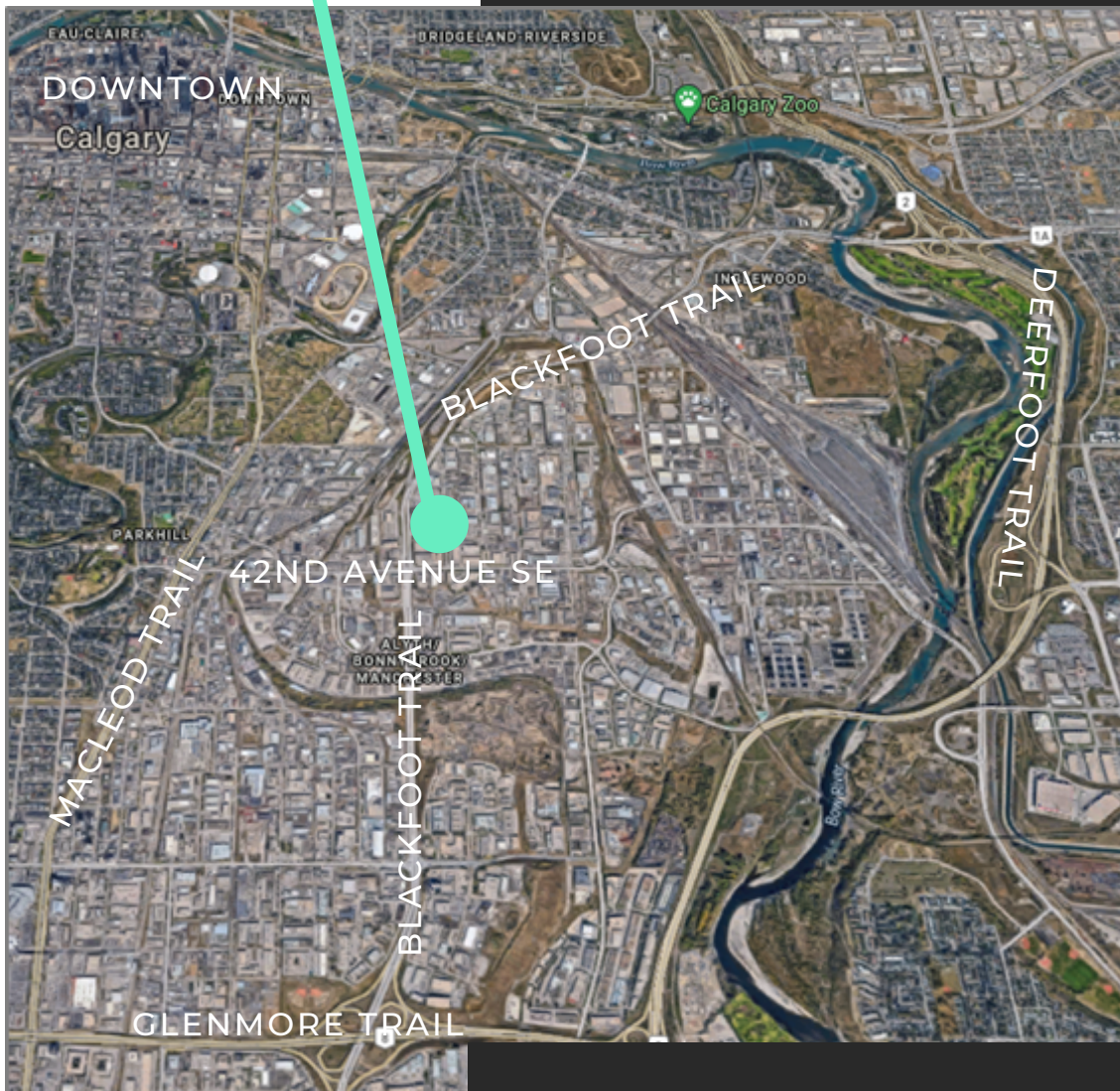
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FOR LEASE 4027 - 7 STREET SE, UNIT 115

PROPERTY INFORMATION

SIZE: 7,015 SF
LOADING: 3 DOCK DOORS (8' X 10')
- 1 DOCK DOOR CAN ACCOMODATE 53' TRAILERS WITH SHARED ACCESS
AVAILABLE: IMMEDIATE
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 GAS)
POWER: 200 AMP @ 120/208 VOLT
PARKING: UNRESERVED SURFACE
ZONING: I-C (INDUSTRIAL - COMMERCIAL)

PROPERTY LOCATION



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FOR LEASE

4027 - 7 STREET SE
UNIT 115

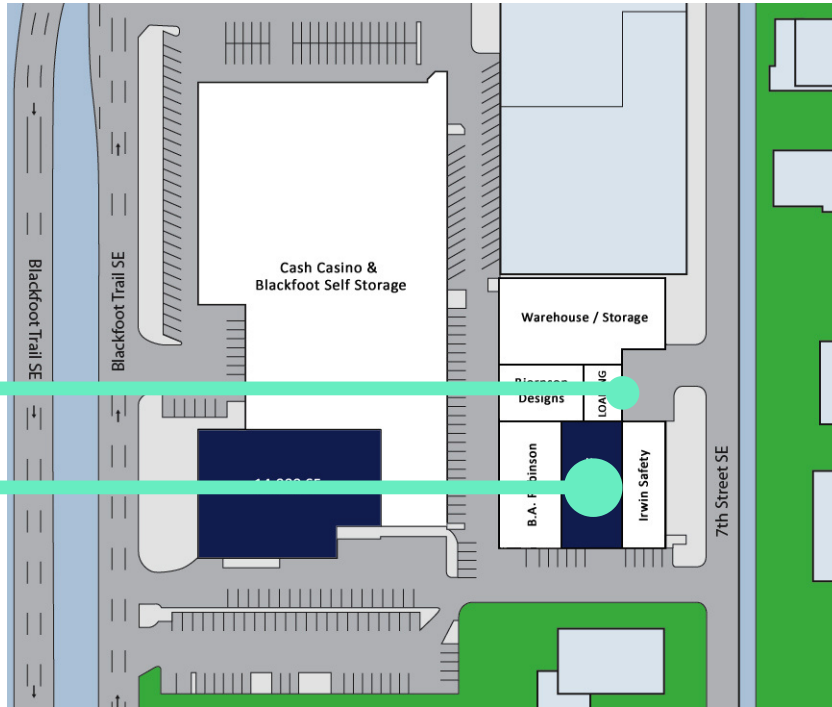
7,015 SF

NEARBY AMENITIES

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

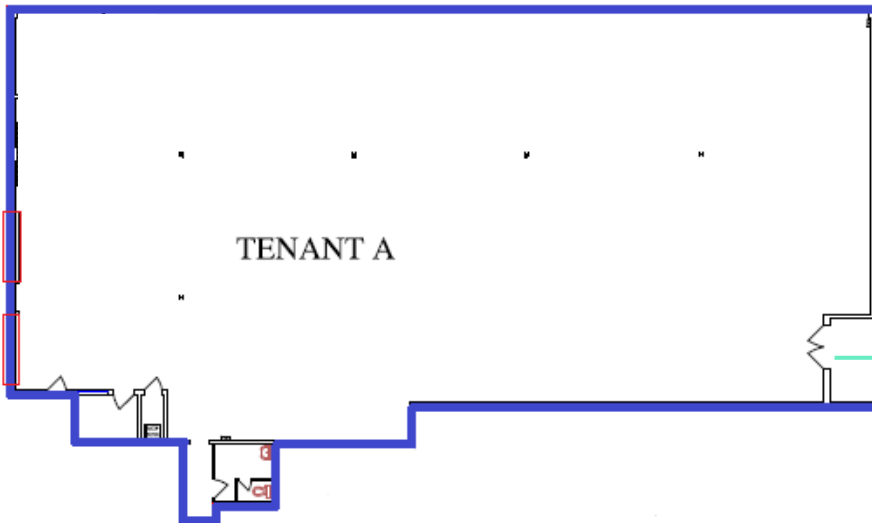
3RD DOCK DOOR WITH 53' TRAILER ACCESS

PROPERTY LOCATION



FLOOR PLAN

2 DOCK DOORS



ACCESS TO 3RD DOCK DOORS

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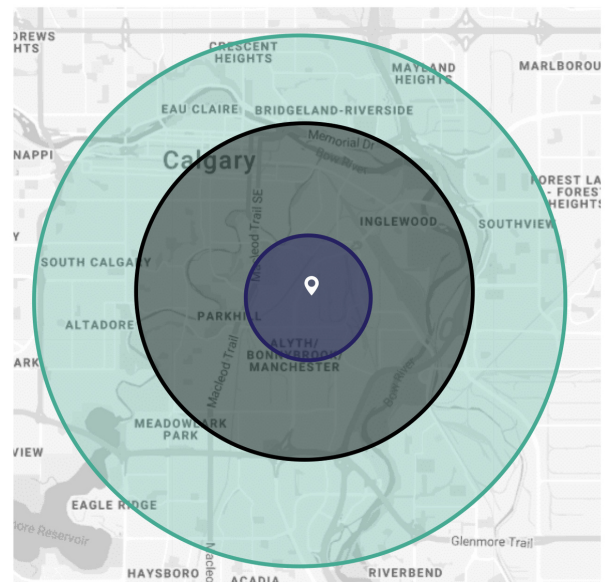
FOR LEASE

4027 - 7 STREET SE
UNIT 115

7,015 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

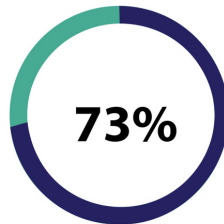


1 km Radius 3 km Radius 5 km Radius



36
years old

Median age



73%
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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