

# Scout

Real Estate Ltd

## PETWIN COMMERCIAL CENTRE

7907 FLINT ROAD SE

### 958 SF

SUITE #204, 2ND FLOOR OFFICE  
MOVE-IN READY!!



### FEATURES

- BRAND NEW BUILD OUT WITH FRESH PAINT, CARPET & NEW KITCHENETTE
- LOW OPERATING COSTS - \$10.11 PSF (2024) BUDGET
- FREE SURFACE PARKING
- SECOND FLOOR WALK UP WITH EXCELLENT NATURAL LIGHT
- CENTRAL LOCATION WITH EASY ACCESS TO MACLEOD AND HERITAGE

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

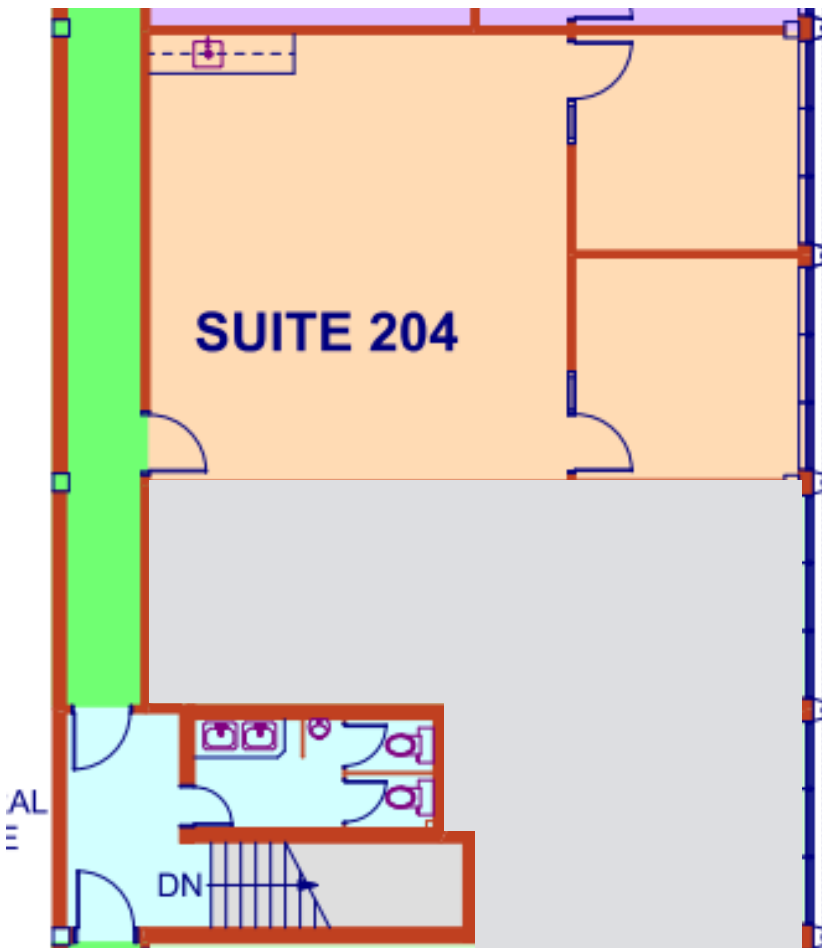
Andrew Kay  
Associate  
(403) 354-3434  
akay@scoutrealestate.ca

Matthew Weiss  
Associate  
(403) 689-1393  
mweiss@scoutrealestate.ca

SCOUTREALESTATE.CA

## LEASING OPPORTUNITY:

TERM:	FLEXIBLE
NET RENT:	MARKET
AREA:	958 SF
OP COSTS (2024 BUDGET):	\$10.11 PSF (INCL JANITORIAL & UTILITIES)
AVAILABLE:	IMMEDIATELY
YEAR BUILT:	1971
PARKING:	FREE SURFACE SCRAMBLE
ZONING:	I-C



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 The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

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

Andrew Kay  
Associate  
(403) 354-3434  
akay@scoutrealestate.ca

Matthew Weiss  
Associate  
(403) 689-1393  
mweiss@scoutrealestate.ca