

◆ FOR LEASE ◆

#118 - 2956 Kingsview Blvd SE, Airdrie Alberta



PROPERTY HIGHLIGHTS

7,944 sq.ft. rentable

Just off Highway QE 2 and
Yankee Valley Blvd

12 parking stalls with space

Close to major retail development
- Kingsview Market

End unit Bay

AIRDRIE AT A GLANCE

No business taxes

15 minutes to Calgary International Airport.

30 minutes to Downtown Calgary

Primary Trade Area of 68,000 people with average growth over the past 5 years of 5.2%. Demographics show 73% of Airdrie under 50 and 33% between 25-44. Median income of \$109,885 for 2015. Airdrie is within 24-hour delivery time to a market of 50 million people in Canada and the US Pacific Northwest.

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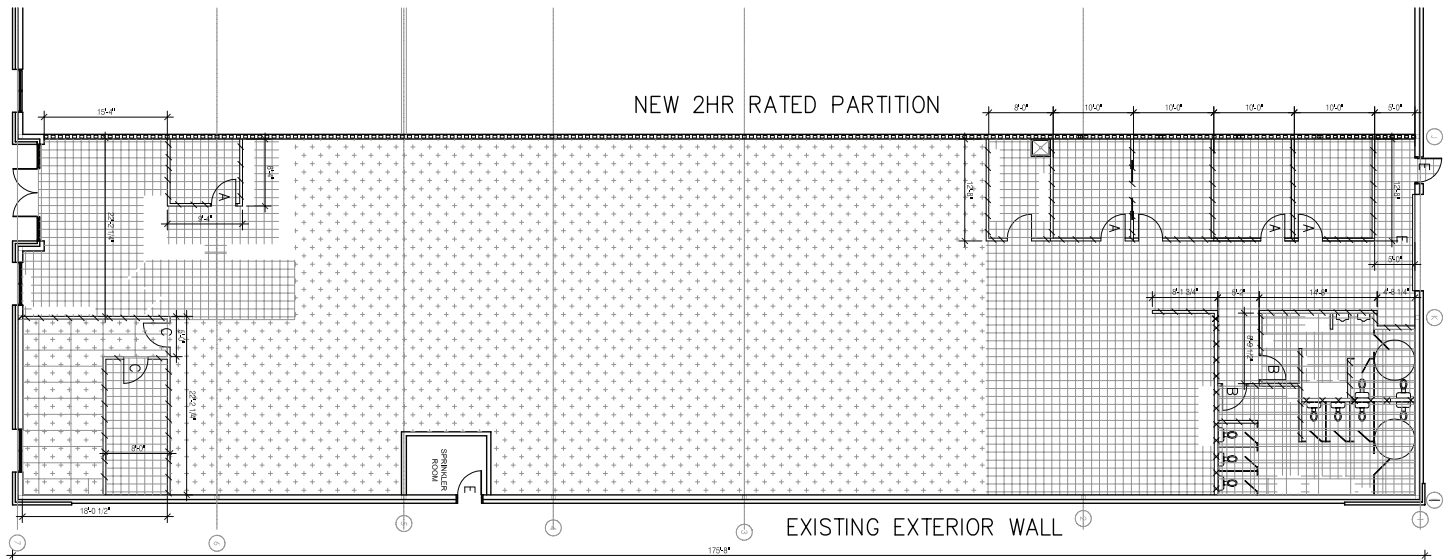
300, 525 11th Avenue SW
Calgary, Alberta, Canada



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FLOOR PLAN



PROPERTY INFORMATION

Address: 118 - 2956 Kingsview Blvd. SE

Zoning: IB-1

Site Size: 2.48 Acres

Ceiling Height: 24' clear

Parking: 12 Stalls with unit

Rentable Area: 7,944 sq.ft.

Additional Info:

Building has automatic sprinklers and fire suppression.

Roof constructed of TPO fastened membrane.

Current Improvements: Classrooms, washroom and kitchen as per floor plan

Loading: 1-(12' x16') drive-in doors

HVAC: 7.5 Tonne and 5 Tonne RTU

Power: 200-Amp @ 120/208V phase 3
347/600V service in the bay

Net Rent: \$9.50

Additional Rent: \$3.85 (2020)



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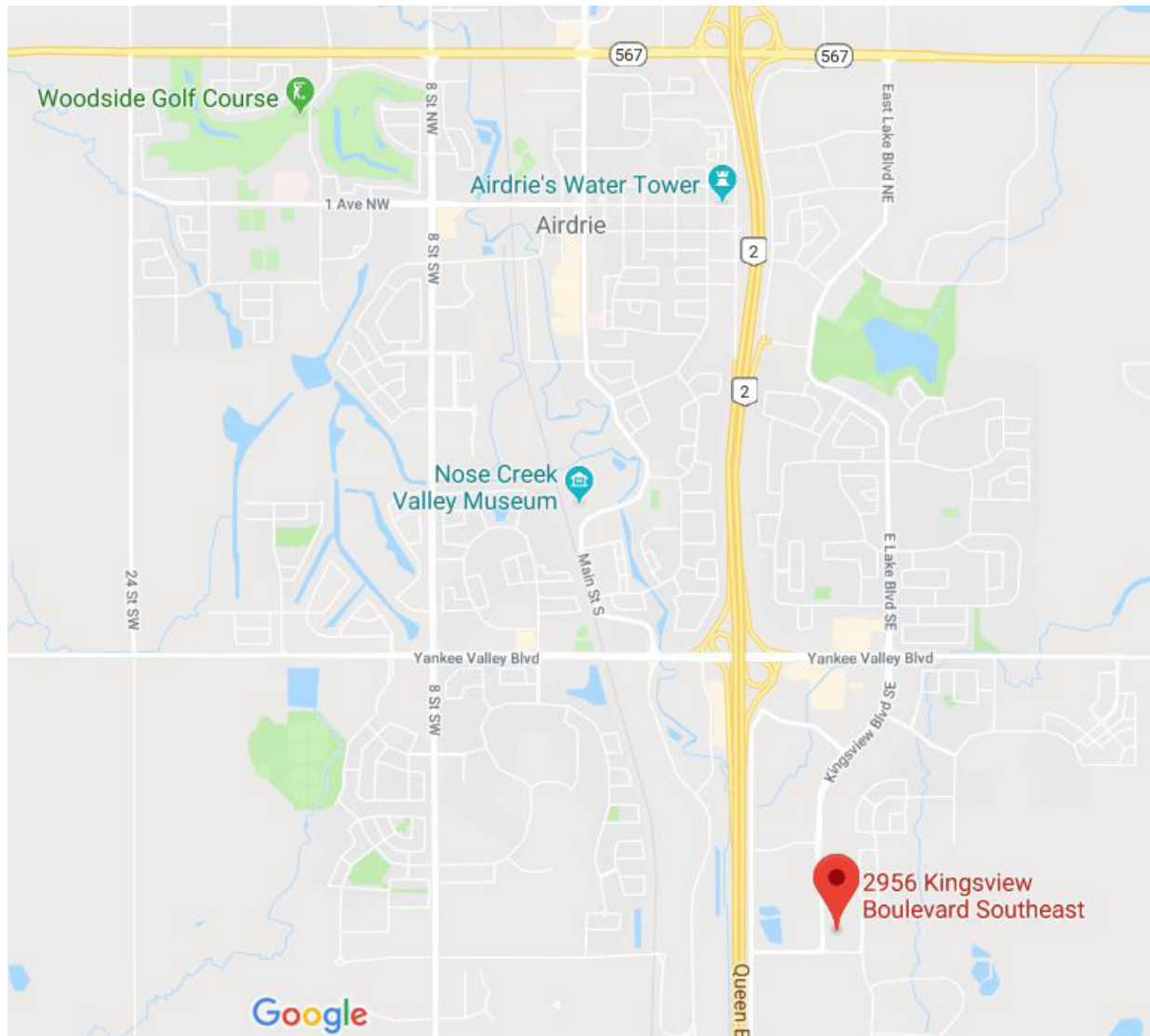
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