

# ◆ FOR LEASE ◆

2956 Kingsview Blvd SE, Airdrie Alberta



## PROPERTY HIGHLIGHTS

Bay 114: 7,945 sq.ft. +/-

Available Sept 2020

Bay 118: 7,909 sq.ft. +/-

or 15,854 sq.ft. contiguous

Just off Highway QE 2 and  
Yankee Valley Blvd

14 parking stalls/bay

Close to major retail development  
- Kingsview Market

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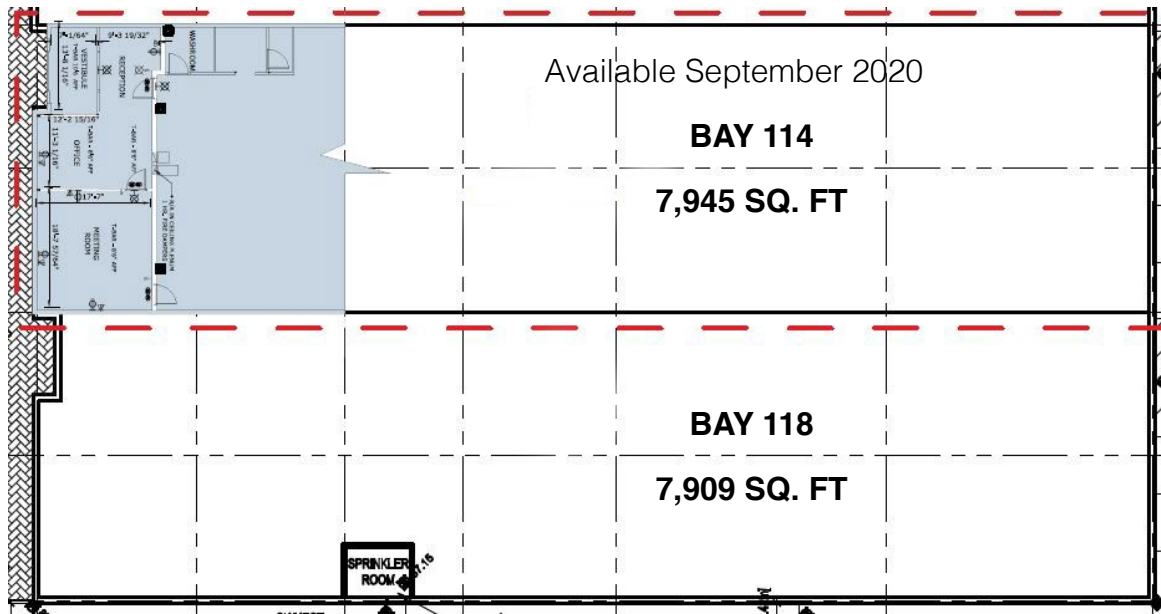
300, 525 11th Avenue SW  
Calgary, Alberta, Canada



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## FLOOR PLAN



## PROPERTY INFORMATION

Address: 2956 Kingsview Blvd. SE

Zoning: IB-1

Site Size: 2.48 Acres

Ceiling Height: 24' clear

Parking: 14 Stalls/bay

Rentable Area: 7,945 & 7,909 sq.ft.  
or 15,854 sq.ft. contiguous

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: \$3.63 (2020)

### Additional Info:

Building has automatic sprinklers and fire suppression.

Roof constructed of TPO fastened membrane.

Current Improvements: Classrooms, washroom and kitchen in Bay 118

Offices, air exchange unit and oil separator in Bay 114



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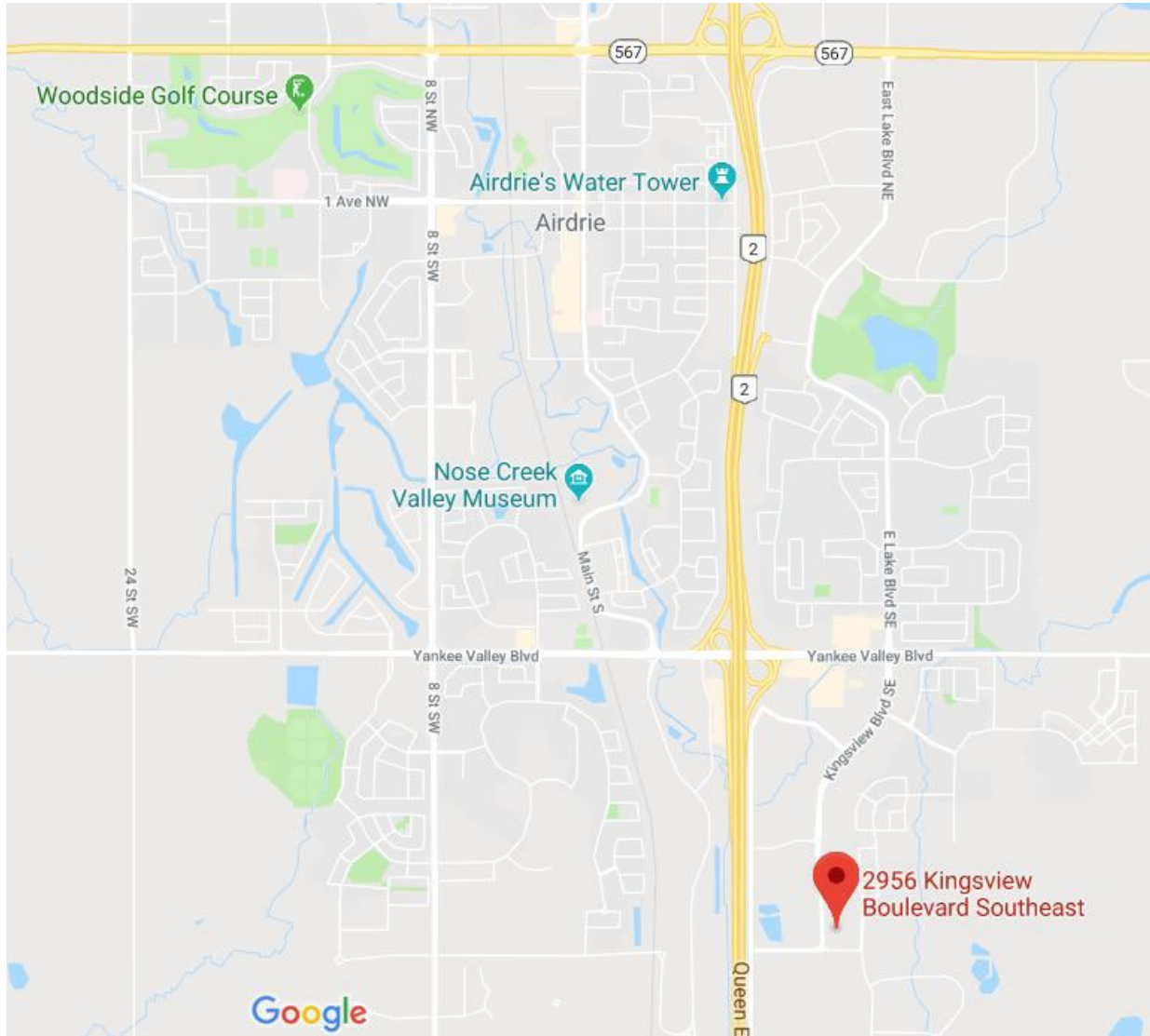
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JR  
**MERCANTILE**  
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## MAP



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