

# F O R L E A S E

15 Skyline Crescent NE  
Skyline West



4,652 sq. ft. Warehouse drive in bay

## Highlights ...

- ✓ Freestanding Building, no Condo Fees
- ✓ Accessible location just off Mcknight Boulevard and Edmonton Trail,
- ✓ Minutes from Deerfoot Trail
- ✓ Attractive building, concrete block and architectural block facade
- ✓ 50 foot building width
- ✓ Main and 2nd floor office

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**Retail, Industrial, Investment Sales & Leasing**

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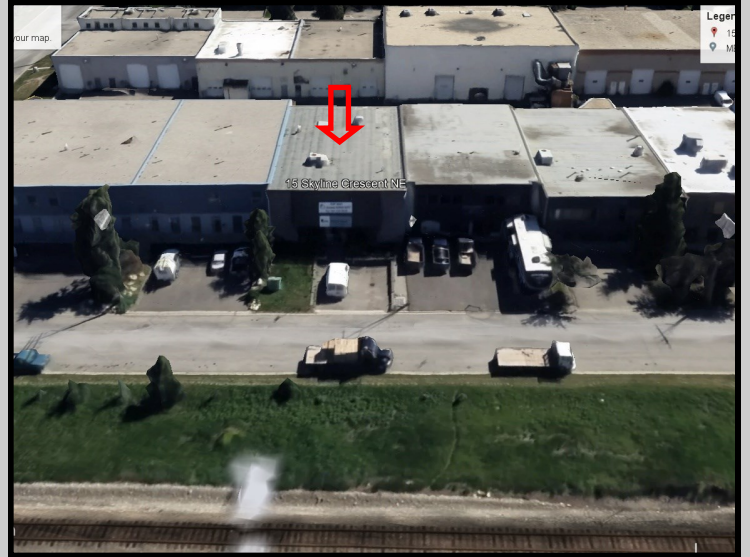
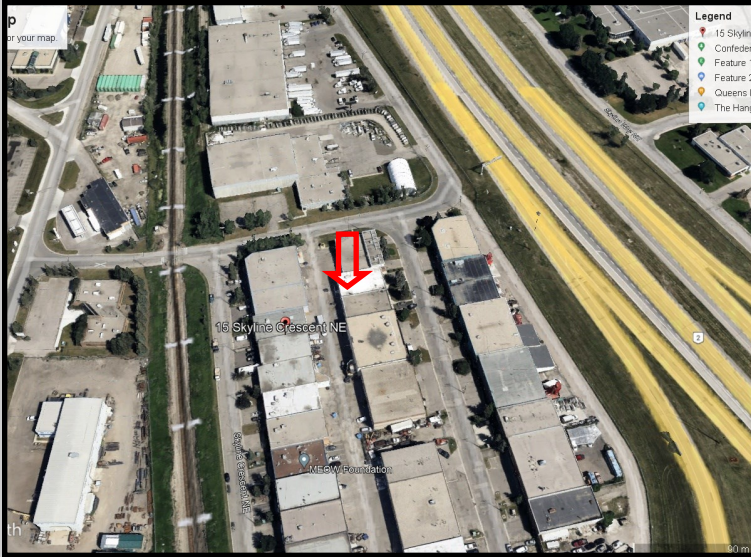
## Drive in warehouse with Office on 2 levels

<b>ADDRESS:</b>	<b>15 Skyline Crescent NE, Calgary, Alberta</b>
<b>LEGAL DESCRIPTION:</b>	<b>Plan 8010082 Block 2 Lot 31</b>
<b>ZONING:</b>	<b>I-R Industrial Redevelopment IP2007</b>
<b>YEAR BUILT:</b>	<b>1981</b>
<b>PROPERTY TAXES:</b>	<b>(2024) \$22,871.89</b>
<b>SIZE:</b>	<b>Footprint 4,348 sq. ft. +/- to be verified Main floor office, washrooms storage 451 sq. ft. Mezzanine Office 304 sq. ft. . Total main floor and 2nd floor office area approximately 4,652 sq. ft.</b>
<b>DESCRIPTION:</b>	<b>Fully developed warehouse bay with office on 2 levels and approximately 3,897 sq. ft. of open warehouse.</b>
<b>CEILING HEIGHT:</b>	<b>18' clear</b>
<b>ROOF:</b>	<b>Torch down membrane on metal deck</b>
<b>ELECTRICAL:</b>	<b>200 amp, 250 volt, 4 wire, 3 phase. TBV, payable by Tenant</b>
<b>LOADING:</b>	<b>10' 6" wide x 12' high rear overhead drive in door</b>
<b>PARKING:</b>	<b>2 stalls in front and 4 stalls in rear parking / loading area</b>
<b>MECHANICAL:</b>	<b>Roof mounted HVAC serving office area and gas fired suspended units in Warehouse. 2 main floor washrooms</b>
<b>BASE RENT</b>	<b>Starting at \$11.00 per sq. ft. per annum with escalations.</b>
<b>ADDITIONAL RENT:</b>	<b>(2024) Estimated \$6.84 per sq. ft. per annum</b>
<b>COMMENTS:</b>	<b>Excellent opportunity for a new Tenant, well maintained freestanding building with minimal office and open clear span warehouse with 50' width. Located with low vacancy district. Great location in close proximity to Mcknight Boulevard, Edmonton Trail and Deerfoot Trail. Currently operating as a millwork shop. No auto repair or place of worship uses.</b>

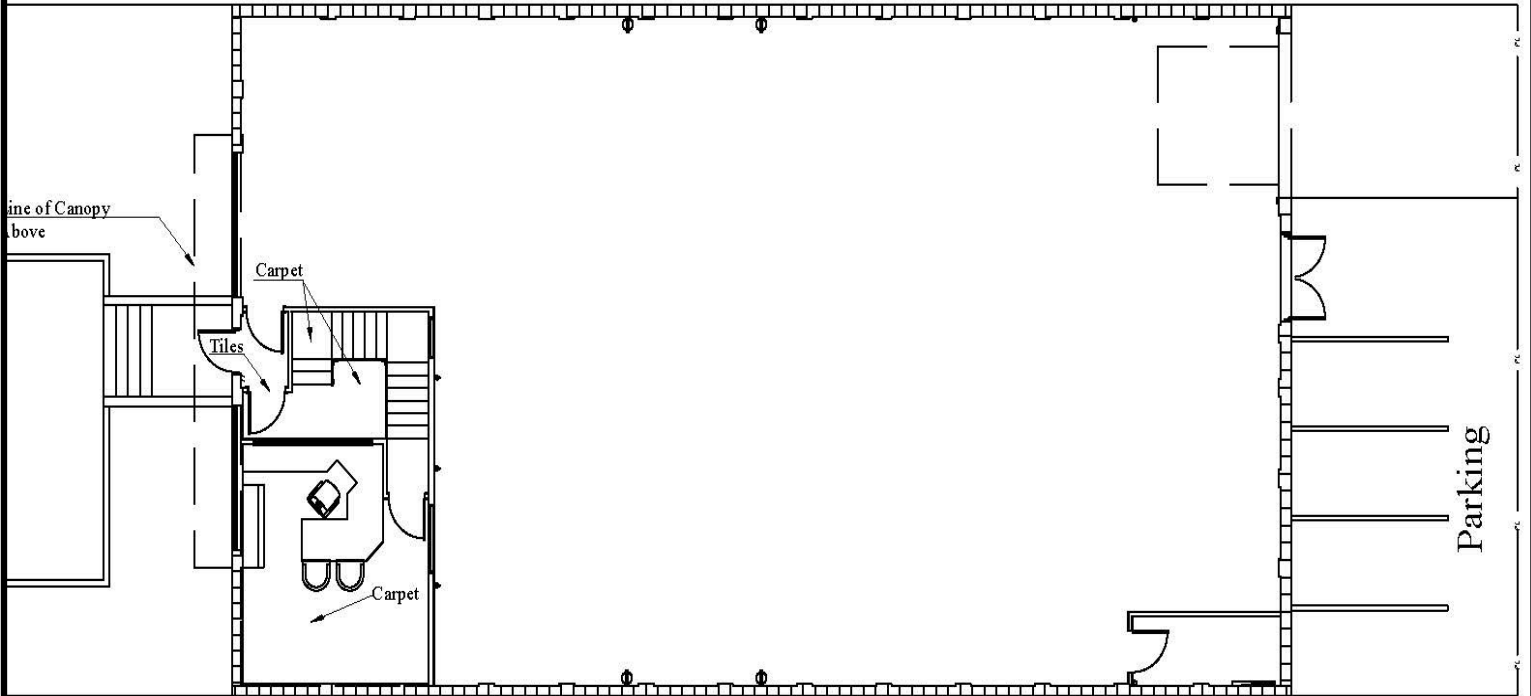
**Note! The information contained herein is compiled from sources deemed to be reliable but is not warranted to be so, all information is to be verified by the Tenant. This property may be withdrawn from the market at any time without notice.**



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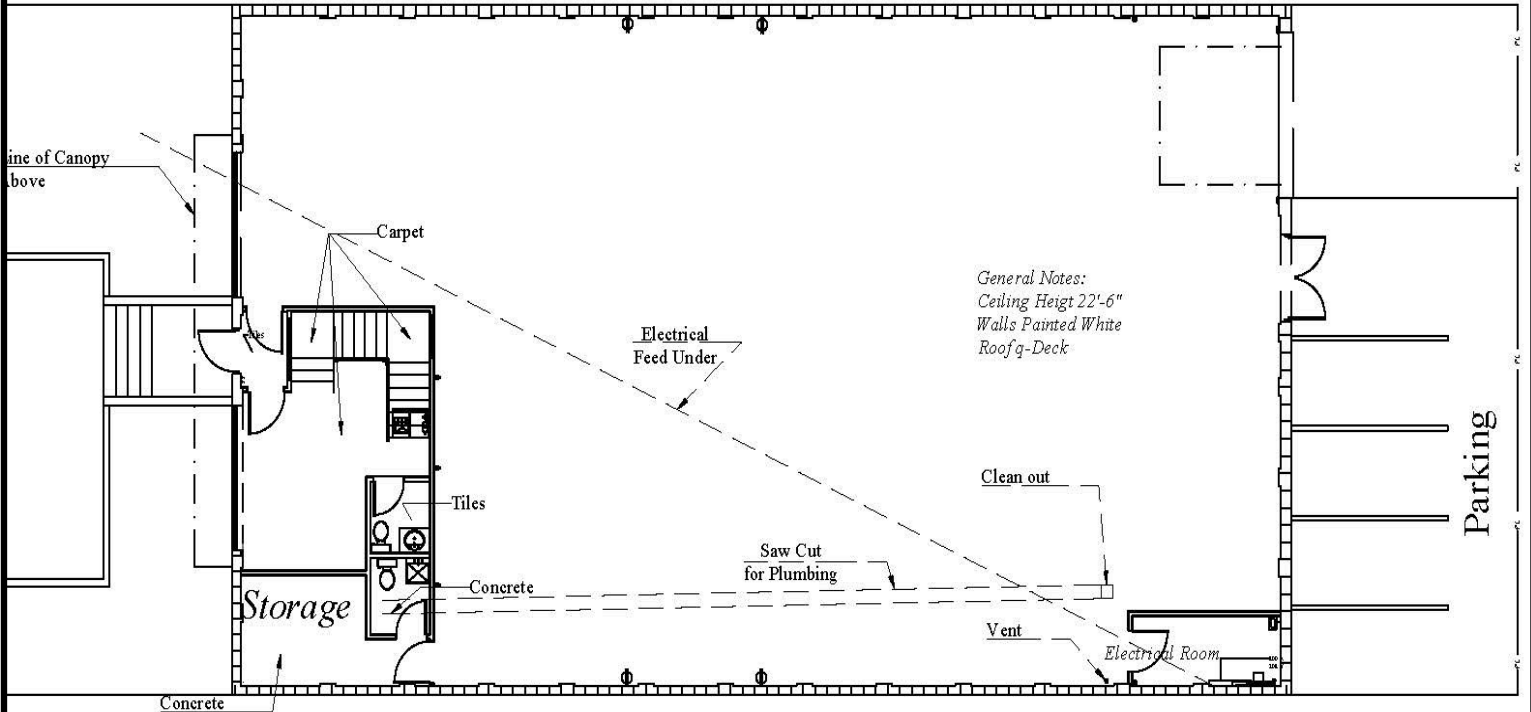


# F O R L E A S E



## UPPER FLOOR PLAN OFFICE

Scale 1/16" = 1' - 0"



## FLOOR PLAN OFFICE

Scale 1/16" = 1' - 0"



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